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EXAMINING RECREATION NEEDS AT SCOTTS RIDGE RAVEN RANGER DISTRICT SAM HOUSTON NATIONAL FOREST

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ABSTRACT

Scotts Ridge currently consists of a two-lane, concrete, boat ramp, and a parking lot surfaced with native materials. The access road is often in poor shape, due to heavy use and inadequate maintenance.

The Sam Houston National Forest, Raven Ranger District, and Lake Conroe is within an hour's drive from Houston. Lake Conroe has been called the playground of Houston. However, there is a largely unmet need for outdoor recreation for the Houston Metropolitan Area. For example, there are only three free, public boatramps and two public recreation areas serving 21,000-acre Lake Conroe. One of these recreation areas is accessible to Lake Conroe only by canoe & has no boat ramp (Stubblefield Recreation Area). The other is Cagle Recreation Area, which is currently under construction. It has one, two-lane boatramp and currently is not open to camping due to inadequate development from lack of funds. (Cagle has been under construction for 15 to 20 years, but currently is enjoying renewed construction activity.)

The purpose of this paper is to look at Scotts Ridge's potential for development as a full-service, modern camping facility to serve the latent demand for recreation in this area;

To examine:

1) the recreation need in the area;
2) a short history of interest & conceptual plan; and
3) selected funding options for Scotts Ridge.

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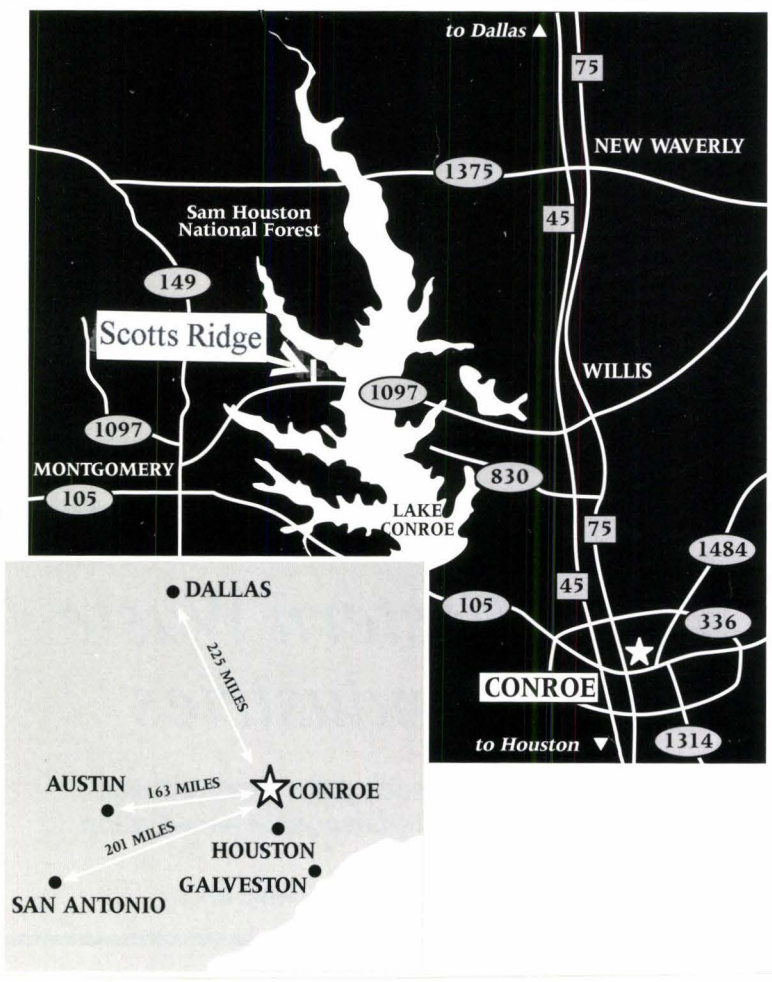
EXECUTIVE SUMMARY

The Raven Ranger District lies within Montgomery, Walker and San Jacinto Counties, Texas. Montgomery County is bordered by Harris Co, to the South. Houston lies in Harris County. The southern edge of our District is less than an hour's drive from the northern edge of Houston, and less than 20 minutes from Conroe. Scotts Ridge is about 30 minutes northwest of Conroe and an hour northwest of Houston by car.

Lake Conroe is a 21,000-acre lake, and has only three free boat ramps: one off 830, west of Willis on non-Federal land, and two more on the Raven Ranger District of the Sam Houston National Forest: Scotts Ridge & Cagle.

Scotts Ridge is the Southern-most area of the District that lies along the shores of Lake Conroe. The Forest Service tract of land surrounding Scotts Ridge is about 240 acres and remote from the remainder of the District. It can be accessed either by boat from the lake, itself, or by driving west from Willis, Texas on 1097, then north on county-maintained FS road 204. (See map, below.)



The Sam Houston National Forest is classified as an Urban Forest, since it is within an hour's drive of such a large population. This classification has not helped the U.S. Forest Service provide any additonal services for local residents. While in theory, Urban Forest classifications were designed to benefit forests with heavy demand for recreation, in practice, the District has received no additional funds.

The argument that Urban Forests should provide adequate recreation does little to satisfy potential users, without additional funds to help satisfy their need.

The local populace likes to fish and camp, yet they lack adequate facilities in the Lake Conroe area. The demographics and user preference will be examined in Chapter I.

The local officials of Montgomery County are so serious about the need for developed recreation, that a conceptual plan has been drafted of what Scotts Ridge should look like at some future (as yet, unspecified) date. This conceptual plan will be examined in Chapter II.

Estimates of the funding needed to make this conceptual plan a reality is approximately $6.5 million. Sources for this money are undetermined, but County officials contacted our local U.S. (Dem.) Congressman, Honorable Jack Fields, and have his support. As a result of this contact, and Congressman Field's interest, County officials invited the USFS to accompany them on a visit to Scotts Ridge. This visit took place on September 1, 1994. At the conclusion of the visit, Congressman Fields pledged his support for funding, as reported by area press.

Chapter III will look at what has been to date towards funding this proposal, and options which may be available in the future. Options explored (at least briefly) in this paper consist of:

1) Leave it status quo: A boat ramp & parking lot (no change option);
2) Expand development & manage as a Forest Service recreation area;
3) " " " " through a concessionaire; &
4) Develop cooperatively with private and manage through a concessionaire.

While it is outside of the scope of this paper to study each of the above alternatives in detail, my brief analysis may provide a framework from which to work later.

INTRODUCTION

DESCRIPTION OF THE PROBLEM

The area in which I live and work has a high population with an under-developed recreation resource. We are located within an hour's drive of Houston, Tx., the fourth most populated city in the U.S., yet we have only one developed campground. Our District surrounds the north half of Lake Conroe, a large lake which has only three points of free boater access. Two of these boat ramps are on U.S. Forest Service. The closest Forest Service ramp to Houston is West of Conroe, Texas at Scotts Ridge.

A conceptual plan exists for a campground at Scotts Ridge. However, all that currently exists is a two-lane boat ramp and a parking area, both of which are inadequate. The boat ramp has been undermined by erosion (although we just recently shored it up with a conrete plug and apron), and the parking lot is full of pot holes. The road to this area is usually in poor condition, due to high use. The area is under cooperative maintenance agreement and is being maintained by the county.

OBJECTIVE

This study will determine what the Forest Service should provide, and funding sources for the latent needs in the local area. The following elements are reviewed to determine the recreational needs of the area:

1) The demographics of Houston Area (Harris & Montgomery Counties) and the need for recreation on Lake Conroe;
2) The existing conceptual plan including feasibility, need, pros/cons; and
3) Examine the conceptual plan and determine options for funding. If so, how should it be funded?

AUDIENCE

My primary audience will include the U.S. Forest Service, Montgomery County, Texas officials, and Clemson University.

In order to provide information on the project, this project paper is written for the use of, and consideration by, the U.S. Forest Service.

Not incidentally, however, I will need to meet the objectives of the course that has been coordinated by Clemson University. Therefore, I will be including instructors and coordinators at Clemson as a portion of my primary audience.

Someday the findings may be adaptable to an EA, but this is outside the scope of this paper. Therefore, I will not include the general public in my primary audience.

METHODOLOGY & ANALYSIS

CHAPTER I : DEMOGRAPHICS & USER PREFERENCE

Several of our Clemson Recreation Short Course speakers discussed both the wisdom and necessity to establish bonified need before planning construction of developed recreation sites.

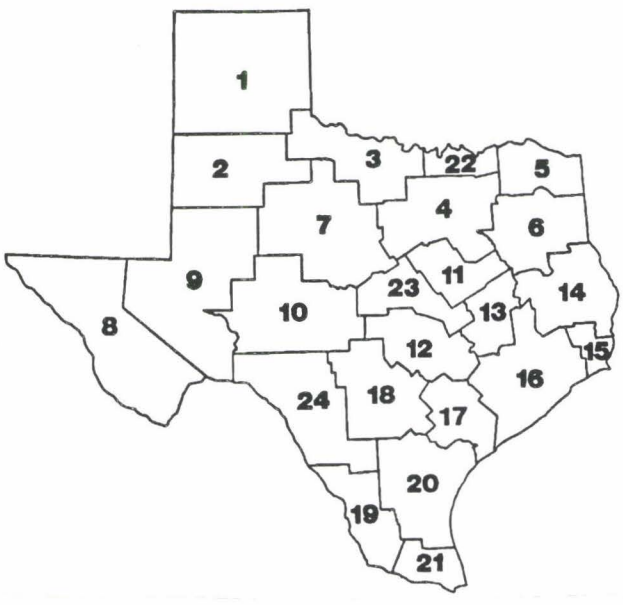
Mr. James Deloney, Head, Texas Outdoor Recreation Planner of Texas Parks & Wildlife Department, Austin, Texas, spent years collecting demographics pertaining to user interest, type of user, number of users, preferences of use, etc., for all of the separate planning areas within the State of Texas. This comprehensive study, completed in 1989, serves as a valuable reference and planning guide. While it is outside the scope of this paper to do a formal survey, use of the Texas Outdoor Recreation Plan (TORP) and associated documents such as "Texas Outdoors" should suffice, for purposes of demographics and user preference for this paper.

Here are some of the figures listed in "Texas Outdoors" (Table U-2, pages 89-91). (See Appendix I.)

FISHING

In the section on freshwater fishing destinations, over 15% of the people whose travel originated in Region 16 (our local Region in the TORP) had Lake Conroe for a destination, with a total of 1,451,091 occasions (visits) in the year of the study (1985). Region 16 also had the highest number of occasions of any of the 24 Regions in Texas. Lake Conroe had the highest number of occasions compared with all other Regions of the state.

Figure I: Here is copy of a map shown in the TORP, indicating the Planning Regions by number. Our Region is # 16. See Appendix IV for a map showing Lake Conroe area including Houston & Conroe in both Harris & Montgomery



BOATING

Of the 10 public boat launching facilities on Lake Conroe, most charge a small user fee (based on the San Jacinto River Authority map of Lake Conroe or SJRA). Only three are free as of this writing: SCOTTS RIDGE and Cagle Boatramps (both on USFS, Raven Ranger District), and FM830 Boatramp (8 miles NW of Conroe, at the end of FM 830 a Farm to Market Highway).

"Hot Texas summers and the abundance of freshwater reservoirs in most parts of the state make freshwater boating very popular. In 1988 over 600,000 motorized boats were registered in Texas." And "Research indicates that fishing occurs during 36.4% of freshwater boating outings..." (P.98 of "Texas Outdoors").

Peaking in June & July, annual Statewide activity occasions were estimated at over 26 million in 1985, and projected to be about 29.75 million by 1995, with a typical occasion duration of 4.7 hours.

Again, Planning Region 16 had the second highest total annual occasions of all 24 planning regions, for freshwater boating, with over 6 million visits in 1985. And Lake Conroe was highest on the list of visits of all lakes in Texas (at 2,454,248), more than double the next highest (Lake Livingston at 1,085,219) (Pages 99-100 of "Texas Outdoors").

CAMPING

"Camping outings with family or friends are a popular activity in Texas. The vast diversity of the state offers various interesting places to camp. Participation in camping reaches its height in June, and during peak summer weekends competition for campsites near water resources is intense." (Page 37 of "Texas Outdoors").

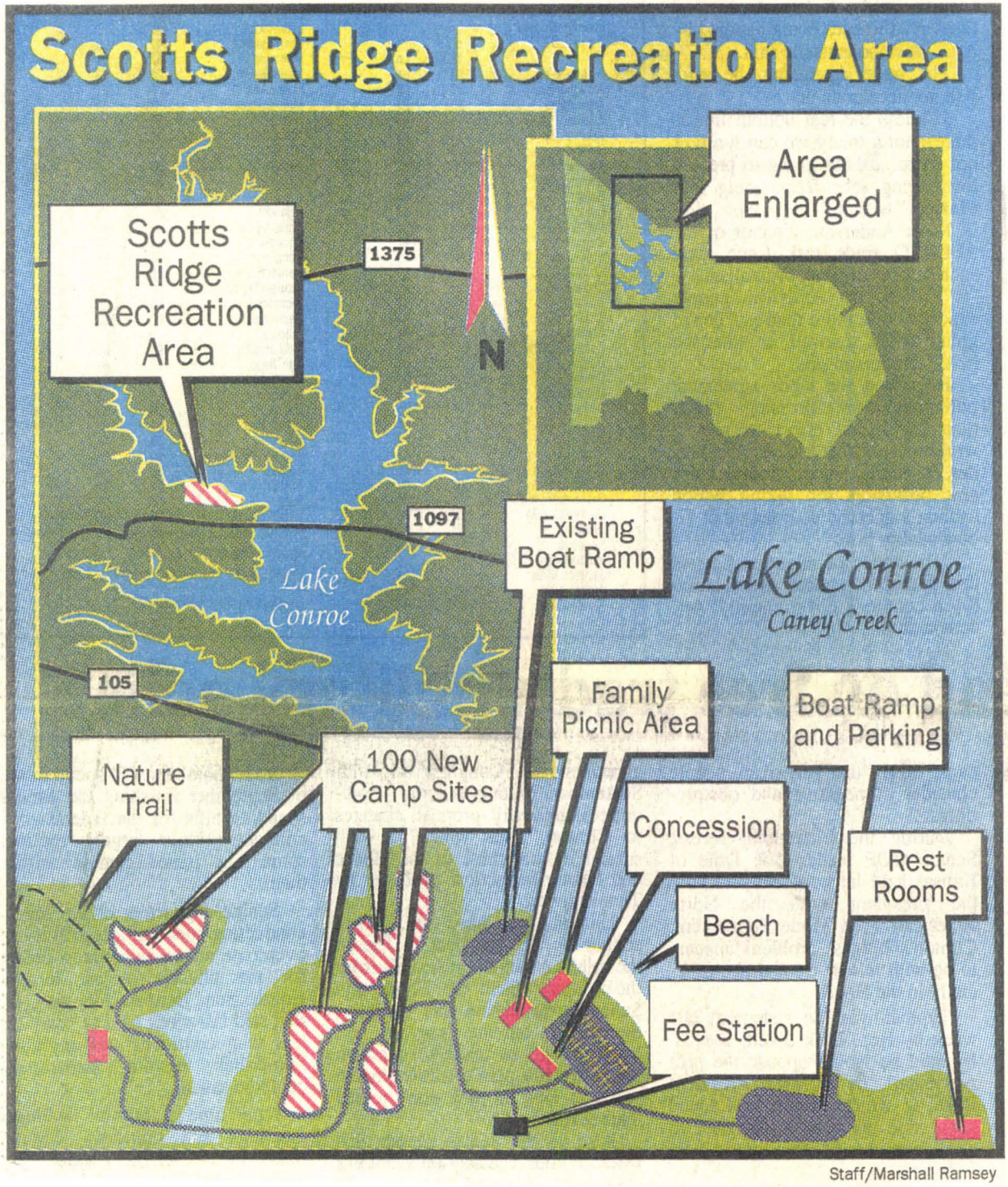
Table P-1 on page 38 shows once again that Planning Region 16 had the highest number of total annual participation occasions for camping of any planning region in 1985, with 6,644,241 visits.

In this section of the Texas Outdoors, however, Lake Conroe is not even listed in the destinations. There are currently NO PUBLIC CAMPGROUNDS on Lake Conroe that are accessible by motorized boaters from the lake. (Stubblefield Campground is connected to the lake, but not easily traversed from Lake Conroe, and therefore has no boatramp.)

PLEASE REFERENCE TABLES & CHARTS, CITED ABOVE, IN APPENDIX I.

CHAPTER II: THE CONCEPTUAL PLAN

The conceptual plan for Scotts Ridge was drafted some time ago. The Conroe Courier, in a recent front page article, showed the following version of the conceptual plan that was presented to U.S. Rep. Jack Fields:



Staff/Marshall Ramsey

This conceptual plan was prepared and (in concept) is supported by U.S. Forest Service.

In August, 1993, Montgomery County officials (Judge "Barb" Alan Sadler, and Mike Meador, County Commissioner, Precinct 1) contacted U.S. Congress Rep. Jack Fields, and requested a visit of the Scotts Ridge sites. At the same time, representatives of the U.S. Forest Service and members of the Houston and Conroe-area press were invited to attend in order to examine and discuss the conceptual plan of the area.

Attendees for the site visit from The National Forests and Grasslands of Texas included Forest Supervisor Alan Newman, Raven District Ranger Timothy Bigler (who was serving as Acting Recreation Staff in our S.O. at the time) , myself (ORA), and Susan Shaw (Forester Trainee). We accompanied the County officials, U.S. Congressman Jack Fields and staff.

On Sept 1, we all visited Scotts Ridge and discussed the area and the conceptual plan. After the visit and discussions were concluded, Rep Jack Fields made a statement to the press supporting the plan and stating that approximately $6.5MM will be needed to implement it. (See Appendix II.)

The current NF & Grasslands of Texas L&RMP (Land and Resource Management Plan) supports development and expansion of Scotts Ridge. In a discussion with Mr. Bill Bartush, the NFT Planner, the need for Scotts Ridge Recreation Area is being reassessed in the revision. The current L&RMP, approved in 1987, makes specific mention of Scotts Ridge being an objective within the 10 years following the Plan's authorship (by 1997).

Mr. Bartush states that the Forest Management Team is currently considering Scotts Ridge Recreation Area in most of the alternatives being discussed in the Draft Plan (personal communication, December, 1993).

On September 6, 1993, our local press (Conroe Courier) ran a front page story (See Appendix IV) on the conceptual plan and estimated needs for funding.

I communicated with these people to see what has been going on behind the scenes or what is planned to further Rep. Field's statement:

1) Geoff Drushel & Marshall Ramsey (Courier Staff);
2) Montgomery County Administrators; &
3) Rep Jack Field's office.

Following is a summary of information obtained in the above calls:

1) Tim Wesselman returned my call for Geoff Drushel (who wrote the Sept. 6 Conroe Courier article), saying he was not there the day of my call, and asked if he could answer any questions I had. Although he seemed quite helpful, he felt that Geoff Drushel would be unable to give me any additional background or information on Scotts Ridge, other than what

was printed in the Sept. 6, 1993 article, and that everything he knows of had already been included in the article.

2) I visited with Montgomery County administrators on 1/14/94 and was shown their original map prepared by the County Engineer, J.D. Blanton. He gave me a copy of the original map they prepared for Jack Field's visit, and suggested Judge Sadler's office might be able to provide further background. (A copy is in the Appendix.)

Upon visiting Judge Sadler's office, Mrs. Anne Carr reviewed contents of their Scotts Ridge file, and gave me a copy of Rep. Charles Wilson's July 26, 1993 letter to Judge Sadler (see appendix for a copy), in which he expressed his regret that he was not able to attend the (Sept 1, 1993) tour of Scotts Ridge, but stated his long term support. Rep. Wilson is a member of the House Appropriations Committee (Interior & Related Agency Budget & Finance Committee). Mrs. Carr also suggested I contact Rep. Jack Fields's aide, Mr. Jim Finley.

3) Upon discussion with Mr. Finley on Feb 9, 1994, I learned that Congressman Fields's involvement with Scotts Ridge began with contact from Judge Barb Sadler's office. Fields was in a former Senate race at the time. By the time Fields was able to submit his letter requesting a line-item budget for Scotts Ridge, it was too late to be included.

Mr. Finley also related that Congressman Fields wrote a letter on Feb 2, 1994 to the ranking minority member Congressman Ralph Regula, requesting $6 million as a line-item in FY95. He expects to receive a response to this request within a week to ten days of my Feb. 9th inquiry, and suggested I call back then for an update, if I had time to include it in my paper.

4) Bryan Wirwicz of Rep. Fields office is currently handling the request from Rep. Jack Fields to the Interior and Related Agency Budget & Finance Committee request. His latest information was that Congressman Regula had not specifically responded to Rep Fields request, pending Committee action. Forest Service was busy testifying on the Senate side. He suggested I call both Senator Phil Gramm's & Senator Kay Baily Hutchinson's offices for more information, but I explained that I was trying to stay uninvolved in the political side of appropriations, and feared their offices may not understand the nature of my call.

As an aside that is unrelated to Scotts Ridge, both Rep. Charles Wilson and Former Speaker Jim Wright have planned a visit, tomorrow, 3/31/94, to a portion of our District, to see a potential location for a road and to visit the Gulf Coast Trade Center, a home for wayward boys. GCTC is located near our office and has a special use permit with us for use of the land upon which their administrative offices, shops and other facilities are located. This note has been added only to show the political visibility we receive on the Raven Ranger District.

Although the scope of this paper does not allow me to explore each facet of the conceptual plan in detail, in my prospectus, I volunteered to explore a portion of the conceptual plan, like the RESIDENCE.

District Ranger Tim Bigler was asked by county administrators to provide line item estimates of the components of the conceptual plan. The estimate for the two residence structures was $225,000. (See page in Appendix showing line item costs under "Scotts Ridge Recreation Area Proposed Facilities"...line item "Security Residence".) This residence would house security and/or operations personnel.

Vandalism is one of the primary reasons a residence should be considered. In additon, a staffed residence at Scotts Ridge would help satisfy future needs both for operations and maintenance. Although it might not be necessary to staff it with a full time Law Enforcement Officer (LEO), someone with this training and experience would certainly help protect future campers and improvements at Scotts Ridge Recreation Area. However, an LEO would more effectively and safely deal with vandalism and other forms of crime (such as drug flow), than a person untrained in law enforcement.

Law enforcement figures for Scotts Ridge include 17 cases in FY93 (both marijuana & cocaine), one of which was for trafficking. Other major citations in FY93 included 4 cases of vehicle theft. Our LEO expects that future law enforcement needs will warrant another Level IV LEO on the District, in the event a campground & improvements of the type being discussed are eventually constructed.

In our LEO's opinion, a concessionaire or a full-time resident would reduce the frequency of criminal activity. He also thought a Level IV resident would be most effective as opposed to other possible alternatives (level II, non-resident, part-time, or cooperative agreement with County Law Enforcement) in minimizing the rate of growth of criminal activities. However, he still maintains that any full campground development would attract crime.

This single factor makes me believe that it is important to try and maintain a full-time Level IV LEO at Scotts Ridge. While funding might limit this opportunity, this objective should be incorporated into long-range funding plans for the area development.

CHAPTER III: FUNDING & MANAGEMENT OPTIONS

While the conceptual plan sits on the shelf and we await to see what further transpires regarding Rep. Fields's effort, I want to examine the options for funding and managing Scotts Ridge as a potential recreation area.

Option 1: Status Quo

As discussed earlier in this paper, all that currently exists at Scotts Ridge is a two-lane boatramp and a poorly maintained parking area.

The access from land is FS road 212. It is maintained by the County under coop agreement. Not incidently, road maintenance is planned in conjunction with a Forest Service timber sale. However, this will only serve to retain the current maintenance level for the life of the timber sale (approx 3 years).

While this first option does not provide the additional needs that I feel are warranted, based on demographics (TORP, etc., Chapter I), it does serve as a stop-gap or band-aid until other options, either private or public can be provided in the Conroe Lake (Harris & Montgomery County) Area.

Meanwhile, we will continue to maintain the area as best we can, given the limited resources available in terms of funding and personnel. We currently have only 2 permanent employees, 1 temporary, 9 Seniors (SCSEP program) + BOP's (Bureau of Prison inmates from the Federal Women's program.....about 6 on M & W-F, with about 40 on Thursday). These personnel must help provide for all needs related to recreation, special uses, fire, trails, wilderness, landlines, etc., over our entire 100,000+ acre district. This is only minimally adequate to tend the one bulletin board, clean up garbage and maintain the boat ramp area. In order to retard erosion of the boat ramp and the parking area in the future, we are completing a 240' bulkhead (120' on either side of the ramp).

We currently have considerable need for law enforcement at Scotts Ridge, due in part to the heavy day-use of the area. It is remote from the main section of our District, and is heavily impacted from Willis, Conroe and Houston area users.

There are no restrooms (even porta-potty type facilities) at Scotts Ridge, due to currently inadequate law enforcement in this area. While we have one full-time LEO (law enforcement officer) and various coop law enforcement agreements, we have been unable to protect even the porta-potties formerly installed. These have been removed due to vandalism and inadequate maintenance funds for vandal-resistant restrooms and for law enforcement protection.

Option II: Expand development, and manage & fund as a USFS Recreation Area, without a concessionaire.

This is a big step up from Option I, but would not include concessionaire maintenance.

Both this option and the following would be funded by either USFS funds as a result of Rep. Fields activity or as a result of normal appropriated funds. In either case, the funds would likely come out of the stable (to declining) budget of the USFS. The positive aspect of Rep. Fields actions would likely result in a campground constructed over only a period of one or two years. However, this would be an immediate impact to other needs of the USFS, at large.

With normal appropriated funds (as opposed to line-item funds appropriated directly to Scotts Ridge, as Rep Fields is attempting to do), construction might extend over a period of 10-20 years, if Cagle Recreation Area is representative of funding expectations. These funds, as in the scenario, above, would impact other needs of the USFS, at large, but not all in the short time frame of over one or two years. Rather, the impact would be spread over the entire construction period. The obvious disadvantage to this, however, is that it would take a much longer period of time to complete the construction of a recreation area of significant size.

Option III: Expand development and fund & manage as a USFS Recreation Area, through the service of a concessionaire.

The only difference between Option II, discussed above, and this option is the services of a concessionaire. While this may seem to be insignificant, I have discussed the advantages of a concessionaire with other Recreation Assistants. The advantages are several. As we discussed in our Recreation Short Course, O & M funds are a significant drain on the Recreation budget of the USFS. Not only would we be able to concentrate on other recreational activities and campgrounds that do not have a concessionaire. We would also be able to more intensively manage the campground, due to the fact that the concessionaire would be there more than our current staffing allows. Furthermore, since Scotts Ridge is farther from our office/work center than any of our other campgrounds, it would be most difficult to make regular trips to it for maintenance. Since the summers are hot and humid, it is not uncommon to be without a campground host at Stubblefield Campground during the summer time. This further strengthens the argument that a concessionaire would be an asset to operating and maintaining a campground at Scotts Ridge.

Option IV. Develop (& construct) cooperatively with private and manage through a concessionaire.

Such cooperative development and construction undertakings are relatively new to the USFS, and potentially represent an improved situation. A prototype for this coop development plan is the RFP (Request for Proposal) sent out by Region III, Albuquerque, N.M., for four prospective campground development projects in New Mexico and Arizona. Mr. Homer Staves, K.O.A., responded in June of 1993 that only one of their four proposals was actively being pursued: Lynx Lake on the Prescott N.F., while considering one other on the Apache-Sitgreaves N.F.

K.O.A.'s proposal included approximately $30,000 (in franchise & services) from K.O.A., with the USFS putting up land worth an estimated $180,000. In addition to this, an investor would put up about $250,000. USFS would own 40%, the private investor would own 55%, and K.O.A. would have a 5% ownership, assuming this scenario. The corporation would then try to borrow the balance from a local bank, estimating interest at about 9%. The stock in the corporation would be used as collateral to secure the loan.

The original estimate for the campground was $960,000. The K.O.A. proposal was for a less expensive campground providing essentially the same services for about $750,000. Most of this is documented in written information he sent to me.

Homer Staves also said he had a conversation over lunch with Mr. Lyle Laverty, Director of Recreation in the W.O. Mr. Laverty indicated at that time that his proposal probably needed to be converted to a straight partnership strictly between the USFS and KOA, not involving other private investors or corporate investors and stock.

I was interested in the original proposal for privatization of the investment. Our (USFS) only investment would have been the $180,000 in land. The other investments would all come from the private sector. There would be an estimated 100 camping sites and would charge about $20.00 per site for each camping unit. The investor was expected to realize a profit of 15.4% as well as full return of his original investment, at year 11.

Lyle Laverty did not speak with much encouragement, according to Mr. Homer Staves, due to what he thought was Regional Office concern that this "scheme" was too complicated for them to implement.

After discussing this option further with Homer, I decided to include this option in my paper, or at least a more local adaptation of it. I feel it has, perhaps, a better chance of working in our locale, given that we are substantially more urban than Prescott, Arizona, and probably have a significantly higher potential of filling a larger number of campsites. I also feel, although I do not have the figures to back this up, at this time, that such a funding idea is

more likely to be accepted in our locale, given the proximity of Houston, and the interest of the local government in seeing such a recreational area provided.

The negative side of this option is that possible complicated "schemes" tend to dissuade R.O.-level recreation managers (Region III, according to personal communication with Mr. Homer Staves, K.O.A., January 22, 1993). Mr. Staves has been responsible for moving this new concept, along with cooperation of Mr. Lyle Laverty, Mr. Bob Cron, and others in the W.O. Recreation Office.

In a followup conversation of July 7, 1994, Mr. Staves explained that Region 3 thought his early prototype funding option was complicated as it addressed so many ways of accomplishment. He said he has made progress in Region 3 with the Prescott N.F. and that the Washington D.C. office has been most helpful. He also said Lyle Laverty asked him to choose a site where KOA is interested in constructing a new campground on U.S. Forest Service land, submit cost estimates, and the U.S. Forest Service will evaluate KOA's proposal. Also, he said the Recreation office in Washington has drafted a new Handbook or Manual concerning private partnerships for funding of recreation areas, and that the Secretary of Agriculture's office is reviewing it. He feels this should help provide guidance for future consideration.

One final statement from Mr. Staves provides his insite into differences between venture capitalists and government agencies. Generally speaking, most potential investors of this nature tend to prefer completing agreements in a short period of months, but government agencies such as ours take up to years to finalize such agreements. This may further explain the reason that Region 3 thought the agreement was complicated.

On a more promising note, Mr. Staves faxed me a copy of a letter he sent to Forest Supervisor Coy Jennett of the Prescott N.F. where Linx Lake is located. Mr. Staves has asked for a letter from the U.S. Forest Service granting KOA an option for one year to come up with a complete proposal. KOA would then propose development and a preliminary site plan and ask the U.S. Forest Service to initiate an Environmental Impact Statement. I have enclosed a copy of Mr. Staves's letter to Forest Supervisor Coy Jennett that he had written on June 27 in Appendix III.

SUMMARY

The need for a full-service campground in our area is well-established by state planning documents such as the TORP (Texas Outdoor Recreation Plan). Demand for such services is great, and increased pressure for outdoor recreation is inclining at a rate higher than increases in population.

With very limited public recreation access to Lake Conroe and little camping available, Scotts Ridge Recreation Area promises to help satisfy the demands of our local public.

Montgomery County officials and Representative Jack Fields have approached the Forest Service, and are doing everything within their power to make Scotts Ridge a reality. Representative Fields will be lobbying Congress to budget Scotts Ridge as a line-item, and he has the long term support of Congressman Wilson of Lufkin, Texas, who serves on the Budget Committee.

If we in the Forest Service hope to control our own destiny and to satisfy demand for recreation on Lake Conroe without having to accept the repercussions of a line-item in Congress's '95 budget, we must provide viable alternatives.

I have presented several options. My personal favorite is to see the Regional Office in Atlanta put out a request for proposals (RFP) to the private sector, and include provisions that would attract proposals similar to that of KOA's Homer Staves for construction and maintenance. His plan would allow us to retain administrative ownership of the land and improvements.

If such an alternative were chosen, the largest hurdle would appear to be forming a coalition of partners willing to make a substantial investment. However, the potential monetary awards may off-set the implied risks to investment partners.

Also, the Regional Office would have to be satisfied that the work in preparing an RFP and screening applicants is better than the consequences of a line-item budget for Scotts Ridge.

If Congress includes a line-item in the '95 budget for Scotts Ridge, the result would be the same as a successful RFP for the NFT, with the probable exception of trickle-down budget reductions. This probability makes the Homer Staves idea advantageous, and also would likely satisfy W.O. recreation personnel that advise avoiding Congressional line-item proposals for funding.

It seems likely that Lyle Laverty's and Bob Cron's approval of a RFP similar to KOA's would help give inertia to such a proposal, if they are satisfied with the backing and substance of private investment groups.

In the end, it appears that a combination of politics, economics and land management planning will play an active role in final decisions made on Scotts Ridge.

If this paper has made any substantive contribution to future plans for Scotts Ridge, I will be pleased with the outcome. It has been a pleasure and an education to research its history to present possible alternatives.

Display of Alternatives & Characteristics of Each (P.1)

Alt #	Funding or mgt options for Scotts Ridge	Synopsis of what this option means	Where funding is expected to come from	Est'ed probability of this alternative becoming a reality	Subjective evaluation of author
1	Status quo: the "no change" option	A 2-lane boat ramp, bulkhead & gravel parking lot	Appropriated USFS funding	-N/A- (As this is what we currently have in place)	With least maint. & little improvement, the public will be forced to look elsewhere: either other agencies or private. While we should avoid outright competition with the private sector, since one of our (Rec.) goals is to serve the public, we should explore partnerships that benefit the public.
2	Develop, manage & fund entirely as a USFS Rec. Area	Due to unknown funding levels, this could mean anything: - from a minor upgrade of Alt #1, above; - to provide for camping & water/restrooms	- appropriated over long-term (15-20 years). - Congressional line-item budget proposal	- 66%?, given Cagle Rec. History. - Unknown....too politically & policy-related an issue for me to estimate. While Congressman Field's Office is optimistic, W.O.-level USFS (unofficially) disapproves of this, as it detracts from their discressionary overview.	Advantageous to public served by Raven Rgr District and to Congressman Fields. However this <u>may</u> have negative implications to other units, and it is looked on negatively by USFS @ W.O.-level. This being the case, there may be unexplored & uncalulable impacts to the National Forest & Grasslands in Texas. However, these impacts might be estimated by contacting other Supervisor &/or Regional Offices.
3	Same as #2, except aided by a conces-sionaire	Same	Same	Same	Better than #2, but construction cost could still likely impact other units in Texas & beyond.

4	Develop cooperatively with private, and manage through a concessionaire.	Constructed using private, venture capital; managed cooperatively by private, with USFS approval through a concessionaire, for a pre-determined # of years (?20), after which time the ownership & maintenance reverts to USFS. Option to allow private to continue operation & maintenance could be built into original RFP to stimulate quality investment by private into constr.-maint.	RFP would stipulate: -USFS would provide land as our portion of coop agreement (for a set # of yrs (20)) with an option exercised by USFS of renewal to stimulate further investment. -Private group headed by a rec-oriented private mgr. would provide construction capital & manage rec. area for the pre-determined # of years during which they would "hope" to get their investment returned with a competitive interest (their profit potential). Like other private investments... no guarantees of returns would be made by the USFS.	Depends on: -R8 approval of RFP; -Private mgrs & investor group interest in the RFP; & ..... I have been told that R3 (Arizona & New Mexico Regional Office of the USFS)thought it was too complicated. I suspect the Houston area may be more interested, based on my perception of a combination of investor sophistication and willingness to assume risk. The urban atmosphere makes it a more probable alternative than other more rural forest.	This is the most complicated & uncertain alternative, and allows the least USFS control over development & mgmt of Scotts Ridge. However, it would appear to have the most support @ the W.O-level of the USFS & also be the least financially burdensome. We would retain ownership of both the land and improvements, while serving our local outdoor rec. public.

Literature Search that may be of additional interest to readers:

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* 3 The relationship between quality of recreation opportunities and support for recreation funding / Robert E. Manning, Rodney Zwick, p. 9-12. Proceedings of the 1990 Northeastern Recreation Research Symposium : February 25-28, 1990, State Parks Management and Research Institute, Saratoga Springs, New York. [Radnor, Pa.] : U.S. Dept. of Agriculture, Forest Service, Northeastern Forest Experiment Station, [1990]. General technical report NE ; 145.

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* 4 Developed site priority and funding recommendations for the Mt. Hood National Forest / prepared by Robert C. McQuown. Gresham, Or. : U.S.D.A. Forest Service, Pacific Northwest Region, [1985], iii, 61, [26] leaves : ill.

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5 An assessment of the importance and performance of park impact fees in funding park and recreation infrastructure / James E. Fletcher, Ronald A. Kaiser, Susan Groger. p. [75]-87 : ill. Journal of park and recreation administration. Vol. 10, no. 3 (fall 1992).

Twight, B. W.
* 6 Funding support and recreation quality / Ben W. Twight, p. 139-140. Proceedings of the 1992 Northeastern Recreation Research Symposium : April 5-7, 1992, State Parks Management and Research Institute, Saratoga Springs, New York. Radnor, Pa. : U.S. Dept. of Agriculture, Forest Service, Northeastern Forest Experiment Station, 1992. General technical report NE ; 176.

Duffy, L. L.
7 Strategy for managing a forest recreation budget with 50% funding / Linda L. Duffy. 1992. 30 leaves : ill.

References:

Araujo, M.I.; Goldbloom, A.; Nicols, K; & Seffel, J.
8 1990 TORP (Texas Outdoor Recreation Plan) Parks Division, TP&WL. 64 pp + + Appendices. Major Contributors include NPS, SCS, US Corps of Engr's, USF&WL, & USDA, Forest Service, as well as other agencies of Tx Pks & WL.

Appendix I

Demographics

CAMPING

Camping outings with family or friends are a popular activity in Texas. The vast diversity of the state offers various interesting places to camp. Participation in camping reaches its height in June, and during peak summer weekends, competition for campsites near water resources is intense. Campsites in many state parks are reserved well in advance. The graphs below show almost every cohort group camps at similar rates. Those in the middle income groups appear to camp in the greatest numbers, and the percentage of blacks that camp is less than half of the percentage of other ethnic groups.

Annual Statewide Activity Occasions:
Estimated for 1985 = 28,375,553
Projected for 1995 = 32,583,552
Typical Occasion Duration = 24.0 hrs.

Figure P-1: Percent of Annual Participation in Camping by Texans, by Month

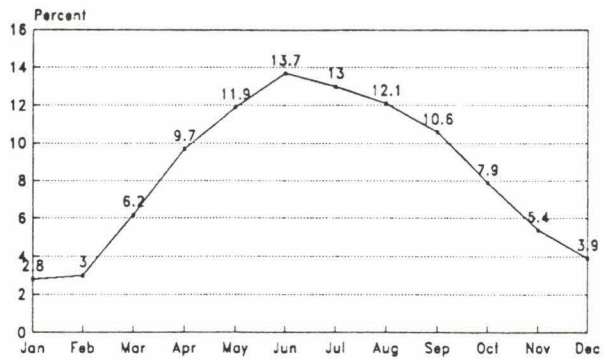
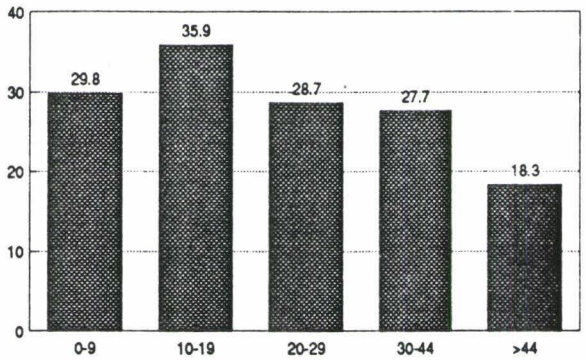
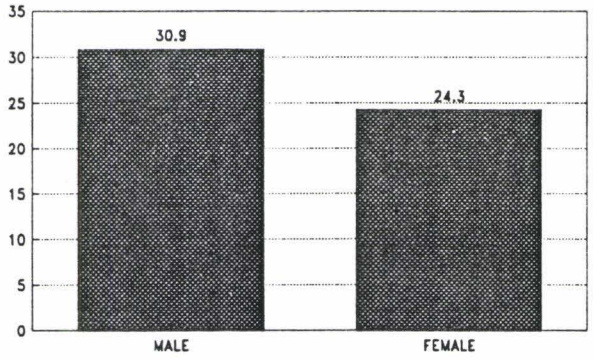


Figure P-2: Texas Residents Who Annually Participate in Camping in Percent of Cohorts Participating, by Age, Sex, Income, Ethnicity

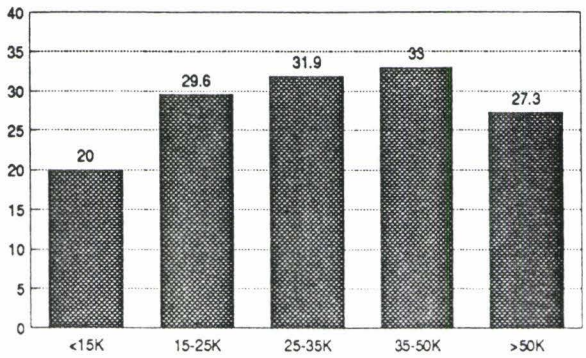
By Age



By Sex



By Income Level



By Ethnicity

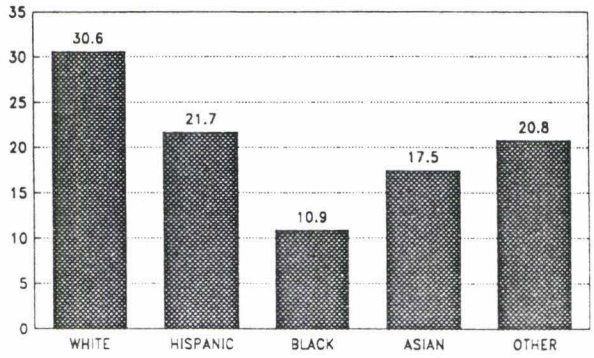


Table P-1: Camping

Percentage Participating, Annual Participation Occasions Per Participant, and Total Annual Participation Occasions by Planning Region, 1985

Region	Percentage Participating	Annual Occasions Per Participant	Total Annual Occasions
1	30.3	6.6	790,948
2	27.3	6.6	694,039
3	26.0	6.7	396,308
4	26.3	6.5	6,129,485
5	24.7	6.5	425,533
6	25.6	6.7	1,120,942
7	30.1	6.6	680,976
8	17.3	6.4	637,509
9	32.6	6.6	875,706
10	37.8	6.5	366,244
11	28.2	6.5	530,633
12	26.2	6.6	1,359,422
13	28.9	6.6	423,222
14	31.1	6.7	647,715
15	32.1	6.6	815,598
16	26.6	6.7	6,644,241
17	31.2	6.7	363,087
18	28.5	6.5	2,556,869
19	16.1	6.3	177,559
20	25.2	6.5	875,532
21	18.4	6.3	717,794
22	26.7	6.6	268,826
23	33.0	6.9	634,101
24	25.8	6.4	243,260

Table U-2: Primary Freshwater Fishing Destinations Visited by Residents of Origin Planning Regions, 1985

Origin Region 1

Destination	Regions	Percent	Occasions
Lake Meredith	1	33.7	298,328
Greenbelt Lake	1	22.0	194,708
Possum Kingdom Lake	3,4,7	10.1	89,642
Lake Mackenzie	1	6.0	53,496
Baylor Creek Reservoir	3	4.7	41,447
Lake McClellan	1	4.0	35,664
Amarillo Area	1	2.9	26,025
Other Sites - Region 1		4.5	39,515
Other Sites - Other Regions		12.1	107,460
Totals		100.0	886,285

Origin Region 2

Destination	Regions	Percent	Occasions
White River Lake	2	23.5	207,462
Lake Buffalo Springs	2	13.2	116,880
Lake Amistad	24	10.6	93,504
Possum Kingdom Lake	3,4,7	6.9	60,777
Lake Mackenzie	1	5.4	47,920
Hubbard Creek Lake	7	5.2	46,167
Lake J.B. Thomas	7,9	3.6	31,557
Other Sites - Region 2		4.0	35,062
Other Sites - Other Regions		27.6	243,681
Totals		100.0	883,010

Origin Region 3

Destination	Regions	Percent	Occasions
Lake Arrowhead	3	31.2	214,850
Graham Area	3	9.0	61,846
Lake Nocona	3	7.4	51,294
Lake Kickapoo	3	5.8	40,156
Possum Kingdom Lake	3,4,7	5.8	40,156
Lake Kemp	3	4.9	34,000
Lake Amon G. Carter	3	4.5	30,776
Other Sites - Region 3		21.0	144,497
Other Sites - Other Regions		10.4	71,807
Totals		100.0	689,382

Origin Region 4

Destination	Regions	Percent	Occasions
Lake Lavon	4	9.3	798,305
Cedar Creek Reservoir	4,6	9.0	775,881
Grapevine Lake	4	7.8	666,002
Lake Texoma	22	7.5	643,577
Lake Ray Hubbard	4	5.8	495,577
Lewisville Lake	4	5.5	468,668
Lake Tawakoni	4,6	5.2	450,728
Other Sites - Region 4		29.3	2,515,989
Other Sites - Other Regions		20.6	1,771,499
Totals		100.0	8,586,226

Origin Region 5

Destination	Regions	Percent	Occasions
Wright Patman Lake	5	39.8	296,599
Pat Mayse Lake	5	10.1	75,450
Sulphur River	5	7.6	57,021
Lake Bob Sandlin	5,6	5.7	42,712
Lake O' the Pines	6	4.6	34,039
Lake Fork	6	3.7	27,752
Lake Cypress Springs	5	3.7	27,535
Other Sites - Region 5		17.5	130,729
Other Sites - Other Regions		7.3	54,197
Totals		100.0	746,034

Origin Region 6

Destination	Regions	Percent	Occasions
Lake O' the Pines	6	14.0	299,463
Lake Palestine	6	10.3	221,433
Lake Fork	6	9.1	195,600
Cedar Creek Reservoir	4,6	8.8	189,273
Lake Tyler	6	8.3	178,201
Wright Patman Lake	5	4.7	100,699
Caddo Lake	6	4.5	95,427
Other Sites - Region 6		30.9	663,229
Other Sites - Other Regions		9.4	200,861
Totals		100.0	2,144,186

Origin Region 7

Destination	Regions	Percent	Occasions
Lake Brownwood	7	17.5	179,213
Abilene Area	7	10.8	110,214
Proctor Lake	7	7.5	76,326
Hubbard Creek Lake	7	5.9	60,144
E.V. Spence Reservoir	10	4.9	50,680
Lake Stamford	7	4.9	50,069
Coleman Lake	7	4.8	49,153
Other Sites - Region 7		35.9	367,875
Other Sites - Other Regions		7.9	80,585
Totals		100.0	1,024,259

Origin Region 8

Destination	Regions	Percent	Occasions
Rio Grande	8	39.7	183,141
El Paso Area	8	39.1	180,634
Lake Amistad	24	7.6	35,123
Balmorhea Area	9	2.7	12,544
Bosque River	11	2.7	12,544
Lake Travis	12	1.9	8,780
Comal River	18	1.1	5,017
Other Sites - Region 8		1.7	7,526
Other Sites - Other Regions		4.6	16,304
Totals		100.0	461,613

Table U-2: Primary Freshwater Fishing Destinations (Continued)

Origin Region 9

Destination	Regions	Percent	Occasions
Lake Amistad	24	13.1	150,155
E.V. Spence Reservoir	10	12.0	137,814
Lake Colorado City	7	10.7	123,415
Red Bluff Reservoir	9	5.4	61,707
Lake Brownwood	7	5.2	59,650
Balmorhea Area	9	4.9	56,565
Champion Creek Reservoir	7	4.2	48,337
Other Sites - Region 9		8.7	99,755
Other Sites - Other Regions		35.8	411,356
Totals		100.0	1,148,754

Origin Region 10

Destination	Regions	Percent	Occasions
Lake Nasworthy	10	16.6	86,993
Twin Buttes Reservoir	10	13.2	68,777
E.V. Spence Reservoir	10	10.8	56,694
Concho River	10	8.9	46,285
Lake O.C. Fisher	10	8.7	45,541
Llano River	10	6.4	33,273
Lake Amistad	24	5.5	28,626
Other Sites - Region 10		19.7	103,159
Other Sites - Other Regions		10.2	53,516
Totals		100.0	522,864

Origin Region 11

Destination	Regions	Percent	Occasions
Lake Whitney	11	28.3	221,888
Waco Area	11	21.7	170,420
Belton Lake	23	7.6	59,607
Brazos River	11	7.1	55,406
Tradinghouse Creek Res.	11	4.2	32,823
Lake Limestone	11,13	3.5	27,571
Bosque River	11	3.2	24,945
Other Sites - Region 11		14.4	113,163
Other Sites - Other Regions		10.0	78,240
Totals		100.0	784,063

Origin Region 12

Destination	Regions	Percent	Occasions
Lake Travis	12	11.6	214,315
Lake Buchanan	12	10.6	194,566
Lake Lyndon B. Johnson	12	10.4	190,909
Lake Georgetown	12	9.4	173,354
Austin Area	12	6.8	125,809
Colorado River	12,23	6.0	109,717
San Marcos River	12,17	5.5	101,671
Other Sites - Region 12		30.2	556,624
Other Sites - Other Regions		9.6	176,268
Totals		100.0	1,843,233

Origin Region 13

Destination	Regions	Percent	Occasions
Somerville Lake	12,13	38.3	240,871
Bryan-College Station Area	13	12.1	76,173
Lake Limestone	11,13	11.4	71,643
Brazos River	4,13	6.0	37,880
Gibbons Creek Reservoir	13	5.2	32,528
Trinity River	13,14	4.0	25,116
Lake Palestine	6	3.4	21,410
Other Sites - Region 13		3.8	23,877
Other Sites - Other Regions		15.9	100,038
Totals		100.0	629,536

Origin Region 14

Destination	Regions	Percent	Occasions
Sam Rayburn Reservoir	14	37.3	489,194
Lake Livingston	14,16	24.0	314,345
Toledo Bend Reservoir	6,14	19.0	249,602
Neches River	6,14	3.7	48,557
Trinity River	13,14,16	2.3	29,815
Lake Nacogdoches	14	2.1	27,686
Attoyac Bayou	14	1.7	21,936
Other Sites - Region 14		7.7	100,717
Other Sites - Other Regions		2.3	29,589
Totals		100.0	1,311,441

Origin Region 15

Destination	Regions	Percent	Occasions
Sam Rayburn Reservoir	14	36.4	434,795
Toledo Bend Reservoir	6,14	16.8	201,196
Taylor Bayou	15	7.7	91,932
Pine Island Bayou	15	5.7	68,572
B.A. Steinhagen Lake	14	4.4	52,748
Sabine River	14,15	3.9	46,719
Sabine National Forest	14	3.5	41,444
Other Sites - Region 15		10.9	130,358
Other Sites - Other Regions		10.6	126,588
Totals		100.0	1,194,352

Origin Region 16

Destination	Regions	Percent	Occasions
Lake Livingston	14,16	19.3	1,823,776
Lake Conroe	16	15.4	1,451,091
Lake Houston	16	4.7	444,049
Trinity River	13,14,16	4.6	432,155
Brazos Bend State Park	16	4.3	408,367
San Bernard River	16	4.0	376,649
Sam Rayburn Reservoir	14	3.9	368,720
Other Sites - Region 16		17.4	1,641,384
Other Sites - Other Regions		26.4	2,497,753
Totals		100.0	9,443,944

Table U-2: Primary Freshwater Fishing Destinations (Continued)

Origin Region 17

Destination	Regions	Percent	Occasions
Lake Texana	17	25.4	111,957
Guadalupe River	17	21.9	96,399
Coleto Creek Reservoir	17	18.7	82,671
Victoria Area	17	8.6	37,827
San Antonio River	17	4.8	21,354
Saxet Lake Park	17	2.3	10,067
Gonzales Area	17	1.9	8,236
Other Sites - Region 17		7.9	34,772
Other Sites - Other Regions		8.6	37,822
Totals		100.0	441,105

Origin Region 18

Destination	Regions	Percent	Occasions
Calaveras Lake	18	17.5	532,547
Canyon Lake	18	11.1	338,225
Braunig Lake	18	10.1	308,814
Medina Lake	18	9.0	274,151
Brady Creek Reservoir	10	5.5	168,062
Guadalupe River	18	4.8	144,953
Medina River	18	3.6	110,290
Other Sites - Region 18		17.2	524,132
Other Sites - Other Regions		21.3	649,110
Totals		100.0	3,050,284

Origin Region 19

Destination	Regions	Percent	Occasions
Lake Casa Blanca	19	48.6	177,450
Rio Grande	19	26.8	97,959
Falcon Lake	19	21.3	77,684
Zapata County	19	0.8	3,011
Frio River	20,24	0.7	2,408
Lake Amistad	24	0.4	1,405
Lake Lyndon B. Johnson	12	0.3	1,204
Other Sites - Region 19		0.1	200
Other Sites - Other Regions		1.1	4,010
Totals		100.0	365,331

Origin Region 20

Destination	Regions	Percent	Occasions
Lake Corpus Christi	20	46.3	431,794
Nueces River	20	34.2	318,559
Choke Canyon Reservoir	20	3.7	34,789
Guadalupe River	17,20	2.7	25,239
Falcon Lake	19	2.2	20,464
Coleto Creek Reservoir	17	1.0	9,549
Canyon Lake	18	1.0	8,867
Other Sites - Region 20		2.0	19,097
Other Sites - Other Regions		6.8	63,430
Totals		100.0	931,788

Origin Region 21

Destination	Regions	Percent	Occasions
Delta Lake	21	19.6	181,717
Falcon Lake	19	13.5	124,897
Anzalduas Park	21	7.9	73,437
Cameron County	21	6.9	64,324
Brownsville Area	21	4.9	45,027
Edinburg Lake	21	4.5	41,811
Arroyo Colorado	21	3.3	30,554
Other Sites - Region 21		33.4	309,284
Other Sites - Other Regions		6.1	56,281
Totals		100.0	927,332

Origin Region 22

Destination	Regions	Percent	Occasions
Lake Texoma	22	66.4	265,968
Red River	22	10.8	43,239
Bonham Area	22	4.1	16,279
Hagerman NWR	22	4.0	16,175
Caddo National Grasslands	22	2.0	8,087
Moss Lake	22	1.8	7,362
Lake Randall	22	1.5	5,910
Other Sites - Region 22		4.2	16,790
Other Sites - Other Regions		5.1	20,521
Totals		100.0	400,331

Origin Region 23

Destination	Regions	Percent	Occasions
Belton Lake	23	42.7	386,492
Stillhouse Hollow Res.	23	11.2	101,360
Colorado River	12,23	6.8	61,056
Brazos River	11,13	4.9	44,213
Lampasas River	23	4.5	40,303
Leon River	23	3.8	34,288
Falcon Lake	19	3.7	33,686
Other Sites - Region 23		6.1	55,338
Other Sites - Other Regions		16.3	147,664
Totals		100.0	904,400

Origin Region 24

Destination	Regions	Percent	Occasions
Lake Amistad	24	45.0	137,487
Lake Corpus Christi	20	11.8	36,020
Nueces River	24	9.9	30,270
Rio Grande	24	5.7	17,418
Leona River	24	4.9	14,881
Maverick County	24	4.4	13,528
Lake Averhoff	24	2.2	6,595
Other Sites - Region 24		10.4	31,787
Other Sites - Other Regions		5.7	17,244
Totals		100.0	305,230

Table V-1: Freshwater Boating

Percentage Participating, Annual Participation Occasions Per Participant, and Total Annual Participation Occasions by Planning Region, 1985

Region	Percentage Participating	Annual Occasions Per Participant	Total Annual Occasions
1	23.3	5.9	555,130
2	25.2	6.0	589,852
3	28.1	6.0	399,733
4	30.6	5.9	6,716,904
5	24.1	5.8	370,320
6	34.8	5.9	1,405,706
7	30.7	5.9	644,444
8	4.2	5.9	146,804
9	25.0	6.0	616,607
10	25.3	5.9	226,529
11	25.4	5.8	443,124
12	37.6	6.0	1,798,281
13	27.3	6.0	378,531
14	34.4	6.0	669,832
15	32.8	5.9	781,650
16	26.0	6.1	6,178,555
17	23.4	6.0	252,845
18	21.7	5.8	1,809,048
19	11.7	5.8	123,848
20	16.3	5.9	528,390
21	9.1	5.7	339,915
22	28.6	5.9	258,463
23	33.7	6.3	617,352
24	18.0	5.8	157,873

Table V-2: Primary Freshwater Boating Destinations Visited by Residents of Origin Planning Regions, 1985

Origin Region 1

Destination	Regions	Percent	Occasions
Lake Meredith	1	55.6	308,503
Greenbelt Lake	1	20.8	115,357
Lake Mackenzie	1	8.0	44,640
Baylor Creek Reservoir	3	4.0	22,099
E.V. Spence Reservoir	10	1.4	7,955
Lake Stamford	7	1.2	6,629
Lake Texoma	22	1.1	6,187
Other Sites - Region 1		1.4	7,953
Other Sites - Other Regions		6.4	35,783
Totals		100.0	555,106

Origin Region 2

Destination	Regions	Percent	Occasions
White River Lake	2	32.1	189,086
Possum Kingdom Lake	3,4,7	11.5	67,776
Lake Amistad	24	10.5	61,882
Lake Mackenzie	1	8.2	48,131
Lake Buffalo Springs	2	5.7	33,888
Lake Lyndon B. Johnson	12	4.2	25,047
Lamb County	2	4.2	25,047
Other Sites - Region 2		0.9	5,401
Other Sites - Other Regions		22.6	133,574
Totals		100.0	589,832

Origin Region 3

Destination	Regions	Percent	Occasions
Lake Arrowhead	3	32.6	130,285
Lake Kemp	3	11.2	44,696
Possum Kingdom Lake	3,4,7	11.1	44,379
Lake Nocona	3	10.0	39,941
Lake Pauline	3	8.6	34,552
Lake Amon G. Carter	3	7.1	28,212
Lake Diversion	3	4.8	19,019
Other Sites - Region 3		7.8	31,057
Other Sites - Other Regions		6.9	27,567
Totals		100.0	399,708

Origin Region 4

Destination	Regions	Percent	Occasions
Lake Texoma	22	9.6	645,856
Lake Lavon	4	8.8	592,200
Cedar Creek Reservoir	4,6	7.9	530,595
Lake Granbury	4	7.5	504,761
Grapevine Lake	4	7.4	494,825
Lake Ray Hubbard	4	6.7	449,118
Lewisville Lake	4	6.5	435,207
Other Sites - Region 4		26.0	1,748,765
Other Sites - Other Regions		19.6	1,315,535
Totals		100.0	6,716,862

Origin Region 5

Destination	Regions	Percent	Occasions
Wright Patman Lake	5	43.0	159,295
Pat Mayse Lake	5	13.5	50,036
Sulphur River	5	10.6	39,159
Lake Bob Sandlin	5,6	7.3	27,073
Lake Cypress Springs	5	5.4	20,063
Big Cypress Creek	6	3.6	13,294
Lake Fork	6	3.2	11,844
Other Sites - Region 5		5.9	21,994
Other Sites - Other Regions		7.4	27,553
Totals		100.0	370,311

Origin Region 6

Destination	Regions	Percent	Occasions
Cedar Creek Reservoir	4,6	17.4	244,388
Lake O' the Pines	6	16.4	231,126
Lake Palestine	6	16.2	227,811
Lake Tyler	6	12.1	170,503
Lake Hawkins	6	5.9	82,883
Holbrook Lake	6	3.5	48,782
Lake Murvaul	6	3.4	48,309
Other Sites - Region 6		21.2	298,369
Other Sites - Other Regions		3.8	53,511
Totals		100.0	1,405,682

Origin Region 7

Destination	Regions	Percent	Occasions
Lake Brownwood	7	35.1	226,387
Abilene Area	7	9.8	63,416
Proctor Lake	7	8.4	53,851
Possum Kingdom Lake	3,4,7	8.2	52,788
Hubbard Creek Lake	7	5.8	37,554
Coleman Lake	7	4.2	26,925
Lake Stamford	7	3.0	19,485
Other Sites - Region 7		12.0	77,578
Other Sites - Other Regions		13.4	86,436
Totals		100.0	644,420

Origin Region 8

Destination	Regions	Percent	Occasions
Comal River	18	34.1	50,046
El Paso Area	8	33.0	48,378
Rio Grande	8	10.2	15,014
Lake Austin	12	5.7	8,341
Possum Kingdom Lake	3,4,7	3.4	5,004
Lake Travis	12	3.4	5,004
Abilene Area	7	3.4	5,004
Other Sites - Region 8		0.0	0
Other Sites - Other Regions		6.8	10,008
Totals		100.0	146,799

Table V-2: Primary Freshwater Boating Destinations (Continued)

Origin Region 9

Destination	Regions	Percent	Occasions
Red Bluff Reservoir	9	14.8	91,484
Lake Colorado City	7	11.9	73,187
Lake Amistad	24	10.2	62,819
E.V. Spence Reservoir	10	10.1	62,209
Lake Brownwood	7	7.9	48,791
Lake Nasworthy	10	4.5	27,445
Balmorhea Area	9	3.7	22,566
Other Sites - Region 9		2.9	17,686
Other Sites - Other Regions		34.1	210,395
Totals		100.0	616,582

Origin Region 10

Destination	Regions	Percent	Occasions
Lake Nasworthy	10	26.1	59,109
E.V. Spence Reservoir	10	17.0	38,622
Lake Amistad	24	8.7	19,647
Lake O.C. Fisher	10	7.5	16,960
Concho River	10	6.2	13,937
Lake Buchanan	12	4.7	10,579
San Saba River	10	4.4	10,075
Other Sites - Region 10		12.8	28,877
Other Sites - Other Regions		12.7	28,705
Totals		100.0	226,511

Origin Region 11

Destination	Regions	Percent	Occasions
Waco Area	11	31.0	137,200
Lake Whitney	11	25.0	110,845
Belton Lake	23	8.6	38,240
Lake Limestone	11,13	6.4	28,421
Brazos River	11	6.2	27,646
Fairfield Lake	11	5.0	22,220
Trinity River	11	4.4	19,378
Other Sites - Region 11		5.4	24,026
Other Sites - Other Regions		7.9	35,132
Totals		100.0	443,108

Origin Region 12

Destination	Regions	Percent	Occasions
Lake Travis	12	24.6	441,822
Lake Austin	12	16.3	292,429
Lake Buchanan	12	7.2	129,527
Lake Lyndon B. Johnson	12	7.0	126,348
Lake Walter E. Long	12	5.2	92,973
Colorado River	12	5.0	90,589
Canyon Lake	18	4.9	89,000
Other Sites - Region 12		17.1	307,522
Other Sites - Other Regions		12.7	228,052
Totals		100.0	1,798,262

Origin Region 13

Destination	Regions	Percent	Occasions
Somerville Lake	12,13	37.0	139,878
Lake Limestone	11,13	17.9	67,792
Caldwell Area	13	4.9	18,405
Bryan-College Station Area	13	4.1	15,644
Sam Rayburn Reservoir	14	4.0	15,030
Lake Palestine	6	3.6	13,803
Brazos River	4,13	3.6	13,497
Other Sites - Region 13		2.9	11,041
Other Sites - Other Regions		22.0	83,425
Totals		100.0	378,515

Origin Region 14

Destination	Regions	Percent	Occasions
Sam Rayburn Reservoir	14	44.0	294,924
Lake Livingston	14,16	22.4	150,278
Toledo Bend Reservoir	6,14	12.8	85,841
Lake Nacogdoches	14	5.5	36,724
Neches River	14,15	5.4	36,499
Lake Lavon	4	2.0	13,518
Ayish Bayou	14	1.0	6,759
Other Sites - Region 14		4.7	31,312
Other Sites - Other Regions		2.1	13,963
Totals		100.0	669,818

Origin Region 15

Destination	Regions	Percent	Occasions
Sam Rayburn Reservoir	14	33.1	258,347
Neches River	15	14.3	111,664
Toledo Bend Reservoir	6,14	12.7	99,110
Cow Bayou	15	7.7	60,126
Sabine River	15	7.6	59,466
Taylor Bayou	15	6.9	54,180
B.A. Steinhagen Lake	14	4.8	37,661
Other Sites - Region 15		6.8	52,856
Other Sites - Other Regions		6.2	48,228
Totals		100.0	781,638

Origin Region 16

Destination	Regions	Percent	Occasions
Lake Conroe	16	39.4	2,434,248
Lake Livingston	14,16	17.6	1,085,219
Somerville Lake	12,13	5.1	314,773
Lake Houston	16	4.5	275,801
Sam Rayburn Reservoir	14	4.1	251,818
Lake Travis	12	3.5	215,844
San Jacinto River	16	3.2	194,859
Other Sites - Region 16		8.3	512,622
Other Sites - Other Regions		14.5	893,335
Totals		100.0	6,178,519

Table V-2: Primary Freshwater Boating Destinations (Continued)

Origin Region 17

Destination	Regions	Percent	Occasions
Coleto Creek Reservoir	17	36.2	91,649
Lake Texana	17	26.2	66,311
Guadalupe River	17,18	8.3	21,025
San Antonio River	17	6.2	15,634
Gonzales Area	17	3.6	9,164
Canyon Lake	18	3.3	8,356
Lake Palestine	6	3.3	8,356
Other Sites - Region 17		5.8	14,555
Other Sites - Other Regions		7.0	17,784
Totals		100.0	252,834

Origin Region 18

Destination	Regions	Percent	Occasions
Canyon Lake	18	39.8	719,822
Medina Lake	18	9.5	171,649
Calaveras Lake	18	7.5	135,263
Guadalupe River	18	7.0	126,562
Lake Lyndon B. Johnson	12	6.3	113,114
Braunig Lake	18	3.9	70,400
Lake McQueeney	18	3.7	66,445
Other Sites - Region 18		7.2	129,724
Other Sites - Other Regions		15.3	276,059
Totals		100.0	1,809,038

Origin Region 19

Destination	Regions	Percent	Occasions
Falcon Lake	19	54.5	67,553
Lake Casa Blanca	19	40.5	50,182
Garner State Park	24	0.9	1,125
Rio Grande	19	0.9	1,125
Lake Corpus Christi	20	0.6	804
Waco Area	11	0.5	643
Lake Travis	12	0.4	482
Other Sites - Region 19		0.3	321
Other Sites - Other Regions		1.3	1,604
Totals		100.0	123,839

Origin Region 20

Destination	Regions	Percent	Occasions
Nueces River	20	40.6	214,565
Lake Corpus Christi	20	33.5	177,120
Guadalupe River	17,18	4.5	23,774
Canyon Lake	18	3.6	19,019
Aransas River	20	3.5	18,425
Lake Travis	12	2.2	11,887
Coleto Creek Reservoir	17	2.1	11,292
Other Sites - Region 20		1.6	8,320
Other Sites - Other Regions		8.3	43,976
Totals		100.0	528,378

Origin Region 21

Destination	Regions	Percent	Occasions
Falcon Lake	19	25.6	86,884
San Benito Area	21	17.9	60,971
Rio Grande	19,21	9.9	33,534
Anzalduas Park	21	8.7	29,723
Mission Area	21	7.2	24,388
McAllen Area	21	5.2	17,529
Brownsville Area	21	4.7	16,004
Other Sites - Region 21		7.6	25,910
Other Sites - Other Regions		13.2	44,960
Totals		100.0	339,903

Origin Region 22

Destination	Regions	Percent	Occasions
Lake Texoma	22	81.6	210,884
Bonham Area	22	4.7	12,174
Moss Lake	22	4.1	10,635
Possum Kingdom Lake	3,4,7	1.2	3,078
Lake Fork	6	1.1	2,798
Caddo National Grasslands	22	0.9	2,238
Lewisville Lake	4	0.8	2,099
Other Sites - Region 22		1.0	2,657
Other Sites - Other Regions		4.6	11,883
Totals		100.0	258,446

Origin Region 23

Destination	Regions	Percent	Occasions
Belton Lake	23	58.2	359,097
Stillhouse Hollow Res.	23	19.4	119,464
Colorado River	23	3.7	22,838
Lake Granbury	4	3.0	18,271
Lake Lyndon B. Johnson	12	2.9	17,919
Brazos River	11,13	2.3	14,406
Inks Lake	12	2.0	12,297
Other Sites - Region 23		0.9	5,621
Other Sites - Other Regions		7.7	47,426
Totals		100.0	617,339

Origin Region 24

Destination	Regions	Percent	Occasions
Lake Amistad	24	48.2	76,069
Lake Corpus Christi	20	27.5	43,386
Rio Grande	24	9.1	14,334
Nueces River	24	5.6	8,791
Cotulla Area	24	1.8	2,866
Frio River	24	1.5	2,293
Maverick County	24	1.2	1,911
Other Sites - Region 24		2.5	4,012
Other Sites - Other Regions		2.7	4,202
Totals		100.0	157,864

Appendix II

Newspaper Article

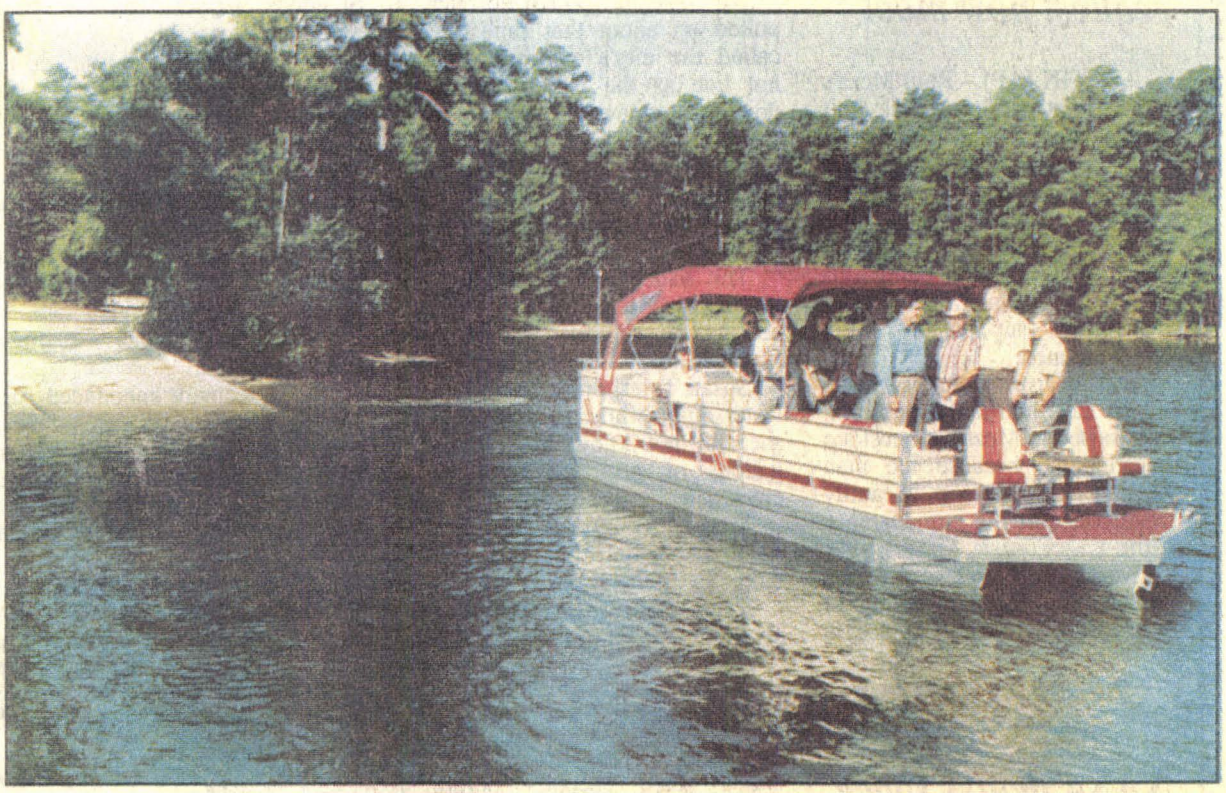
Conroe Courier

1892 101 YEARS 1993

Montgomery County's daily newspaper

MONDAY, SEPTEMBER 6, 1993

CONROE, TEXAS 77301



Staff photo by KIM RICHARDSON

U.S. Rep. Jack Fields, Commissioner Mike Meador (in hat) and Judge Alan B. Sadler are joined by several members of the Forest Service staff looking at a site on Lake Conroe.

New park proposal seeks federal funds

By GEOFF DRUSHEL
Courier staff

It's been tried before, but this time the odds that a new 240-acre park and campground will be built on the shores of Lake Conroe with federal dollars are looking pretty good.

"I think it's very doable," U.S. Rep. Jack Fields said last week following a tour of the northern part of the lake.

"The first questions, of course, are is there a benefit to the taxpayers and what about cost?" said Fields, who has agreed to sponsor the park's creation in Congress. "The answers are yes there is a benefit to the taxpayers and the cost can be justified in what it will

See PARK, page 3-A

•Park

From page 1-A

return in terms of dollars."

Fields, County Judge Alan B. Sadler and several national forestry officials checked out the prospective park area last Wednesday, in effect sizing up what they hope will ultimately be a fully-outfitted, $6.5 million park and campground.

The park, which if built will be called Scott's Ridge Park, must first win congressional approval before it can be built, but with Fields, R-Humble, and U.S. Rep. Charles Wilson, D-Lufkin, on board in a bipartisan effort to push it through the House, Sadler said he believes it will be built.

A previous effort by U.S. Sen. Phil Gramm's office to push the park through Congress in 1986 failed, but Sadler said that in addition to Fields and Wilson's support for the project, U.S. Sen. Kay Bailey Hutchinson has agreed to back the cause in the Senate.

"This project should be done," said Fields, "but we're in some tough economic times right now, so Charlie (Wilson) and I got a tough sell job ahead."

Fields said he plans to introduce the legislation needed to get the funding to build the park in the form of a bill he will sponsor during the 1994 congressional session.

If approved, the money will come from the 1994-95 budget and the park will be built during 1995 and 1996 with an opening date expected in late 1996 or early 1997.

Fields said one forestry official will be charged with maintaining the sprawling facility and that the proceeds earned through admittance fees will be used to pay the forester and maintenance costs. The rest of the money will go into the federal treasury with 25 percent of that given back to the county.

Sadler said he expects the park to generate around $300,000 a year, of which 25 percent, or about $75,000 will wind up in county coffers.

This is a really good deal for us," said Sadler, who was instrumental in bringing the idea of the park to Fields. "I'm really excited about getting this done."

The site for 237-acre park is nestled in a strip of U.S. Forest land just north of the FM 1097 bridge.

It will include a two-lane road leading to it, approximately 100 campground sites with electrical, sewage and fresh water hook-ups, tent pads and picnic tables.

It will also include at least two public boat ramps, restroom and concession facilities, a fish cleaning house, picnic shelters, a family beach, hiking trails and a $1 million sewage treatment plant.

"This will be a top-notch deal with the best of facilities and will cost the county taxpayer nothing," Sadler said. "In fact, the county will actually make money off of the park."

Appendix III

Letters Regarding Scotts Ridge

United States Department of Agriculture | Forest Service | Raven | National Forests in Texas

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Reply to: 1510 **Date:** May 20, 1993

Subject: Congressman Jack Field & Scott Ridge Rec Area

To: Forest Supervisor

Attached is copy of a letter Congressman Jack Fields used in reference to Scott Ridge Recreation Area funding. This was provided by Montgomery County Judge's office early this morning. If you have questions please advise.

Timothy R. Bigler

TIMOTHY R. BIGLER
District Ranger

JACK FIELDS
8TH DISTRICT, TEXAS

COMMITTEE ON ENERGY AND COMMERCE

COMMITTEE ON MERCHANT MARINE AND FISHERIES

Congress of the United States

House of Representatives • Washington, DC 20515-4308

May 17, 1993

File: 2300 Scotts Ridge

The Honorable Ralph S. Regula
Ranking Minority Member
Appropriations Subcommittee on the Interior
B308 Rayburn
Washington, D.C. 20515

Dear Ralph:

I respectfully request six million dollars be earmarked as a line item in the budget of the U.S. Forest Service for FY 1994 to fund the Scott's Ridge Recreation Area project in Montgomery County, Texas.

Scott's Ridge is a 240 acre site located in the Sam Houston National Forest on Lake Conroe. This site currently provides limited camping and picnic facilities to people from Conroe as well as Houston and surrounding areas. According to data presented by the U.S. Forest Service, this facility served over 14,000 people in August 1992 and has been identified as a priority project by both the U.S. Forest Service and the Texas Forest Service. The project involves development of a recreational areas equipped with boat ramps, utility service hookups, picnic shelters and a family beach area. Based on the Park Service's priority list and the obvious need in this area, I believe this request is justified and reasonable.

Thank you for your consideration of this request. I appreciate your time.

With all best wishes, I am

Sincerely,

Jack Fields

JACK FIELDS
Member of Congress

JF:ka

PLEASE RESPOND TO:
☐ 2228 RAYBURN HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
202/225-4901

☐ 9810 FM1960 BYPASS WEST
SUITE 188
DEERBROOK PLAZA
HUMBLE, TEXAS 77338-3888
(713) 540-5000
1-800-882-0808
FAX (713) 540-7228

☐ 800 WEST DAVIS
SUITE 307
NATIONSBANK CENTER
CONROE, TEXAS 77301
(409) 788-8044
1-800-882-0808
FAX (409) 788-8696

☐ 111 EAST UNIVERSITY DRIVE
SUITE 218
NATIONSBANK A&M
COLLEGE STATION, TEXAS 7
(409) 846-8088
1-800-882-0808
FAX (409) 846-8275

CHARLES WILSON
2D DISTRICT, TEXAS

COMMITTEE:
APPROPRIATIONS

Congress of the United States
House of Representatives
Washington, DC 20515-4302

July 26, 1993

Honorable Alan B. Sadler
Montgomery County Judge
County Courthouse
Conroe, Texas 77301

Dear Judge Sadler:

Concerning your Scott's Ridge project, please know that I'll support you and my good friend, Congressman Fields, anyway that I can.

Judge, thanks for your kind invitation to take a tour with you and Jack. If it meets with your approval, I'll pass the tour but count me in for the long haul.

Sincerely,

Charles Wilson

CW:pw

United States Department of Agriculture
Forest Service
Raven Ranger District
P. O. Drawer 1000
New Waverly, TX 77358
(409) 344-6205

Reply to: 2310

Date: April 3, 1993

J. D. Blanton, P.E.
County Engineer
Montgomery County Texas
300 N.Main
Conroe, Texas 77301

Dear Mr. Blanton:

This letter is reference to information requested during our meeting on March 31, 1993 with Judge Sadler in his office and the Scotts Ridge Recreation Area off of FM 1097 west of Willis in Montgomery County, Texas.

Enclosed are topographic sheets covering the Scotts Ridge Recreation Area with the scale of 1:24,000 plus xerox enlargements with draft sketches of facilities proposed for the area. Together with this information and that provided March 31, 1993, hopefully this will give you the detail desired to draft sketches depicting facilities that could be developed on this area.

If possible we would like to get copy of your sketches and the package being prepared for Congressman Fields. Should you need additional information please advise and we will assist as best possible.

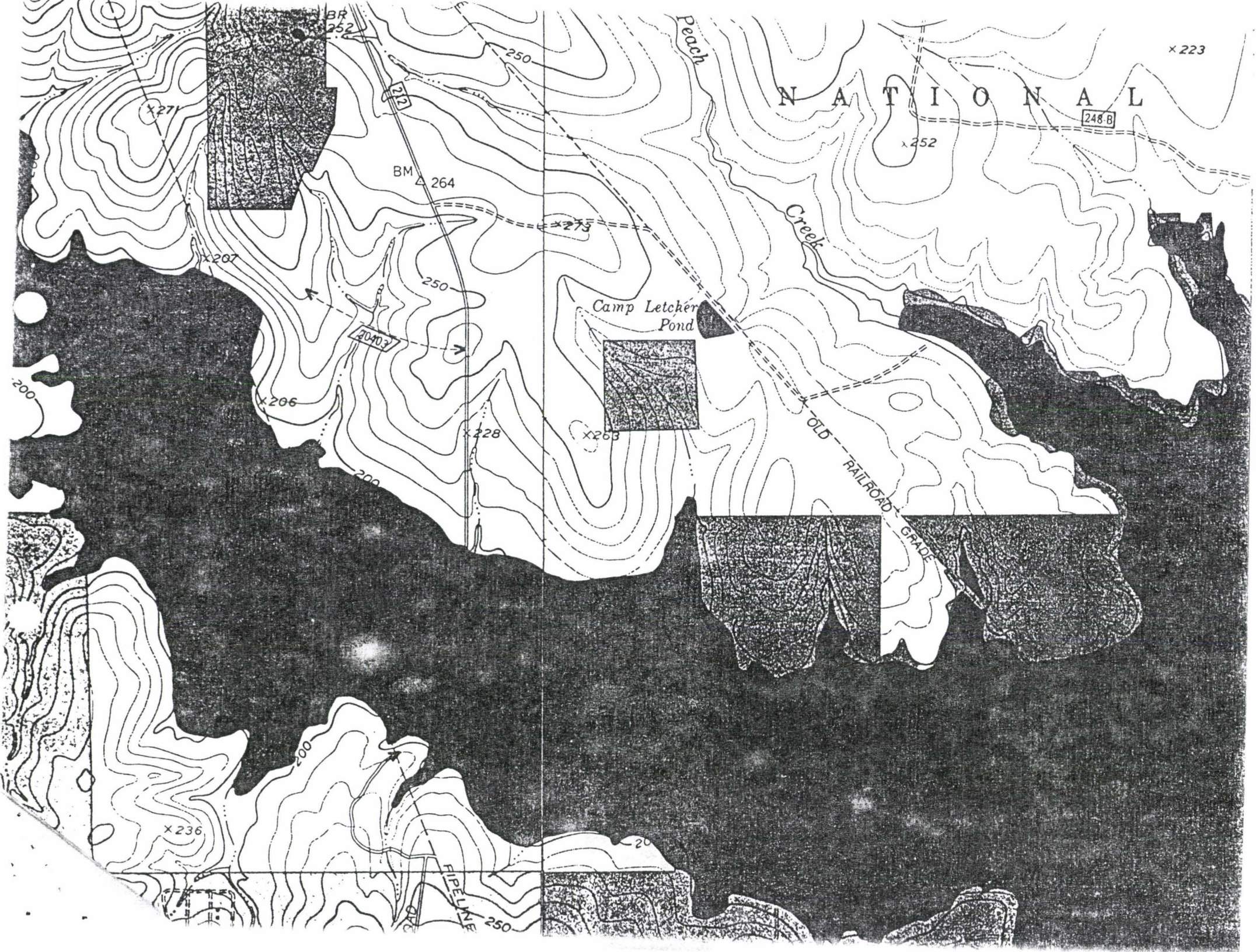
We appreciate your interest and efforts.

Sincerely,

Timothy R. Bigler

TIMOTHY R. BIGLER
District Ranger

X228
X263
200
Nature - Trail
Observation Point
30 sites
200
30 sites
30 sites
10 group sites
BOAT RAMP
Family Picnic
Beach
Parking
Picnic Shelter
Picnic
Rest Station
Boat Ramp and Parking
Fish Cleaning Bldg
X236


BR
252
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212
Peach
Creek
NATIONAL
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×223
×252
×271
BM
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×207
250
Camp Letcher
Pond
204.3
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×206
×228
×263
OLD
RAILROAD
GRADE
200
×236
200
PIPELINE
250

KOA Kampgrounds of America, Inc.

December 8, 1993

Glenn Elms
US Forest Service
PO Office Drawer 1000
New Waverly, TX 77358

Dear Glenn:

It was a pleasure talking to you the other day. I hope your work is progressing on your management project.

I am enclosing a copy of the RFP that was put out by the U.S. Forest Service for the various properties I was telling you about in Arizona, as well as a copy of my response to the RFP. Basically, I think you will note as you read through it, the biggest problem that we had is that we tried to do public-private partnerships in addressing the profitability that the private sector needs. In general, the private sector needs to generate something in the neighborhood of a 20 percent return on their investment on a campground waterfront-type activity. The need for this high return is because of the high risk involved. It is also necessary because of the natural requirements at the end of the lease where the property reverts back to the federal government and the investor losses his entire capital investment. It is important to realize that for the private sector to be involved, the lease has to be what we call bankable. There has to be a provision that it can be assumed by a bank in case of default, and it has to be for a long enough term to be able to amortize any money invested in the property. I think our normal shot is probably going to be about a 20-year lease.

The approach I took on Links Lake was very radical. Normally what we would look at is a straight land lease. However, one of the problems we have is that Congress has been looking at the possibility of requiring all concessionaires to pay a lease payment of 20 percent of the gross. This is totally uneconomical on a campground-type development. That is not the requirement at this point and time, however, I'm not sure about the future.

Also, to help you with your study, I am enclosing a copy of our normal disclosure statement. This is sent to everybody who inquires about a KOA franchise. It contains some numbers, information, and designed criteria that may be useful to you. As I mentioned on the phone, I think that the approach would be for the Forest Service to put

out an RFP on this property. Spelling out the need for local recreation and a ramp for launching boats. This would be tied to a day use area for the public. The people that build the campground would take care of this as a part of their lease payment, and then they would have the profit from the campground to generate a return on their investment.

Hope this material is of some help.

Sincerely,

Homer for

Homer A. Staves
Vice President
Customer Service

HAS/lmm
Enc.

KOA Kampgrounds of America, Inc.

June 27, 1994

Coy Jennett
Forest Supervisor
Prescott Forest
344 S Cortez
Prescott, AZ 86303

Dear Coy,

I just wanted to follow up on our meeting last week with a letter. I very much appreciated the tremendous support from your staff and the time you all spent with us. I think it was a very productive meeting and hopefully, we have cleared some ground so we can go ahead and get a proposal back to you that will make sense for your district. Once we separated and you had to go work on the fire, Bill Daughtery and I proceeded to visit with several of your people and reviewed plans on the other properties. We then drove up to the Potato Patch Campground and on back to Phoenix. I think the Potato Patch area is beautiful. It is very typical of the type of place were we need to have standard forest service campgrounds. I think it is a gorgeous place for good, clean, SST type toilets, fireplace grills, and picnic tables. I do not see any need for hook ups. In most cases, I don't think anybody with a large motor home or fifth wheel type trailer will be going up over that route. Also, the more I thought about Granite Basin, I think it is an ideal day use area for the local community. Again, I am not fully convinced that there needs to be a lot of major campsites there. I think the main attraction for campsites there has been the pond itself. If you build new campsites away from the pond, they would not be nearly as attractive as the facility at Linx Lake. With that said, I think we will concentrate on a proposal on the Linx Lake area.

Bill Daughery will be back within the next week or two to walk the land some more. I imagine we will propose a 200 site KOA Kampground on Forest Service land. We will propose building 100 sites now and the other sites with future expansion. I would envision that our proposal will call for a 30 year land lease for the campground and a 30 year lease on the existing Forest Service campsites around Linx Lake. I would also envision us operating the full hook up site property as a KOA Kampground, in cooperation with the U.S. Forest Service, we would sign the other sites as U.S. Forest Service campground maintained by Kampgrounds of America. As we discussed, I can see no problems with the existing concessioner.

Executive Offices P.O. Box 30558 Billings, Montana 59114 Phone (406) 248-7444 Fax: 406-248-7444 Telex: 8402490824 (KAMP UR)

FROM :KOA EXECUTIVE OFFICES TO : 409 344 2123 1994,07-07 08:34AM #854 P.02/03

I think it should be entirely their call if they want to remain were they are with their small store and boat facilities. If at some point they would prefer to terminate their concession, KOA would be agreeable to taking over the boat ramp and rental facilities.

The next step in this development is for you to send us a letter specifically granting us an option for one year to come up with a complete proposal. We will then come back with a proposed development and a preliminary site plan that we can all look at. Once we develop a preliminary site plan, I would look to the Forest Service to initiate the Environmental Impact Statement. We will assist in any way possible, but I think you have more expertise in this area than we do. Once the necessary permits were in place, we would begin construction and be open for business hopefully by April of 1995.

Sincerely,

Homer Staves
Vice President
International Marketing

HAS/kdf

cc: Bill Daughtery
George Graham

FROM :KOA EXECUTIVE OFFICES TO : 409 344 2123 1994,07-07 08:35AM #954 P.03/03

Appendix IV

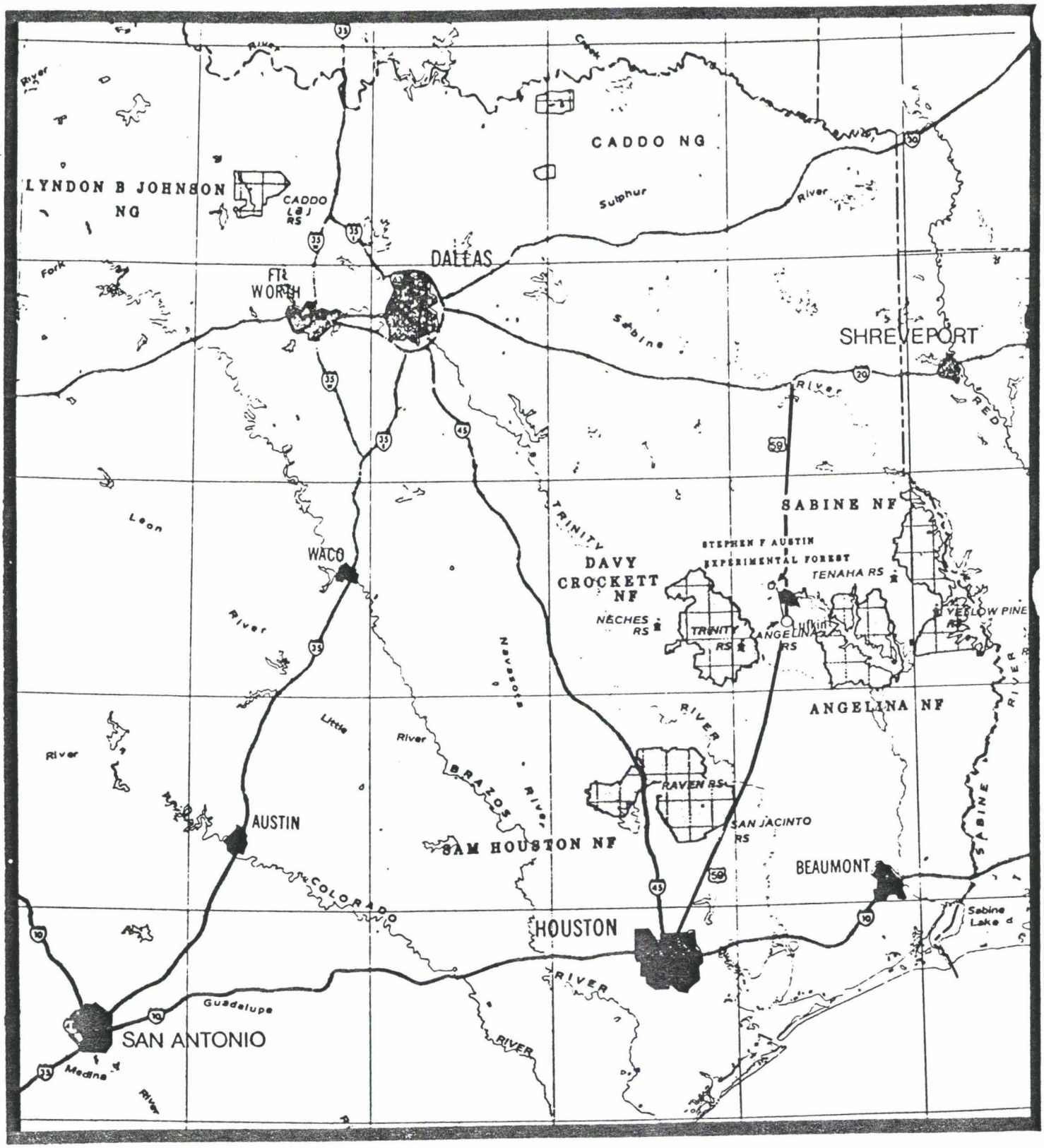
Scotts Ridge
Draft Site Proposal

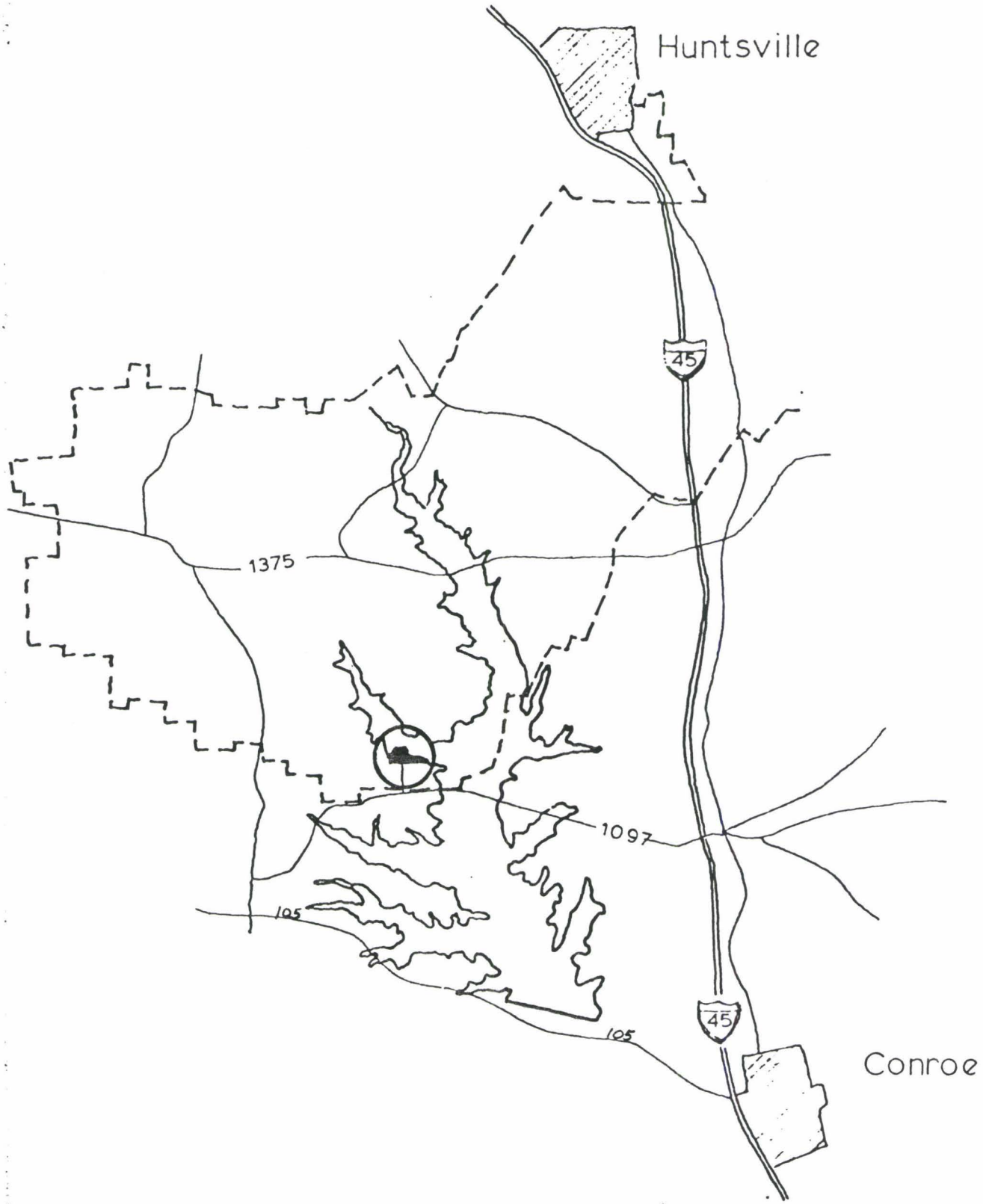
SCOTTS RIDGE RECREATION AREA

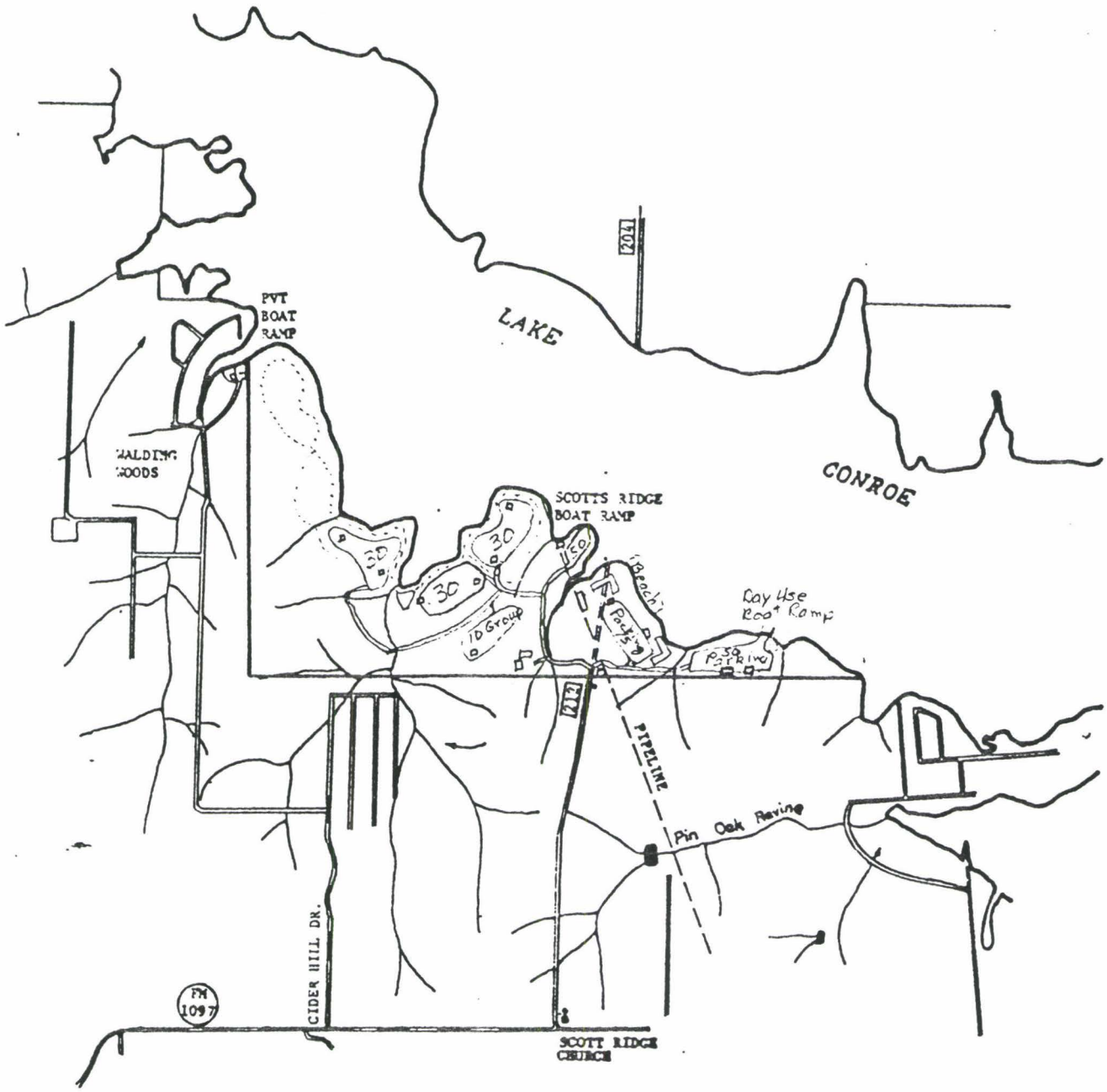
DRAFT SITE PROPOSAL

LOCATION:

RAVEN RANGER DISTRICT
SAM HOUSTON NATIONAL FOREST
MONTGOMERY COUNTY
TEXAS


CADDO NG
LYNDON B JOHNSON NG
CADDO (LBJ) RS
DALLAS
FT. WORTH
SHREVEPORT
Sulphur River
Sabine River
Red River
SABINE NF
STEPHEN F AUSTIN EXPERIMENTAL FOREST
TENAHA RS
DAVY CROCKETT NF
NECHES RS
TRINITY RS
ANGELINA RS
YELLOW PINE RS
ANGELINA NF
WACO
Trinity River
Navasota River
Brazos River
Little River
Leon River
RAVEN RS
SAN JACINTO RS
SAM HOUSTON NF
AUSTIN
BEAUMONT
HOUSTON
Sabine Lake
Colorado River
Guadalupe River
SAN ANTONIO
Medina River


Huntsville
45
1375
1097
105
105
45
Conroe



COMPARTMENT NO. 36 S

SAM HOUSTON NATIONAL FOREST

RAVEN DISTRICT

SCALE 1:24.000

2.64" = 1 MILE

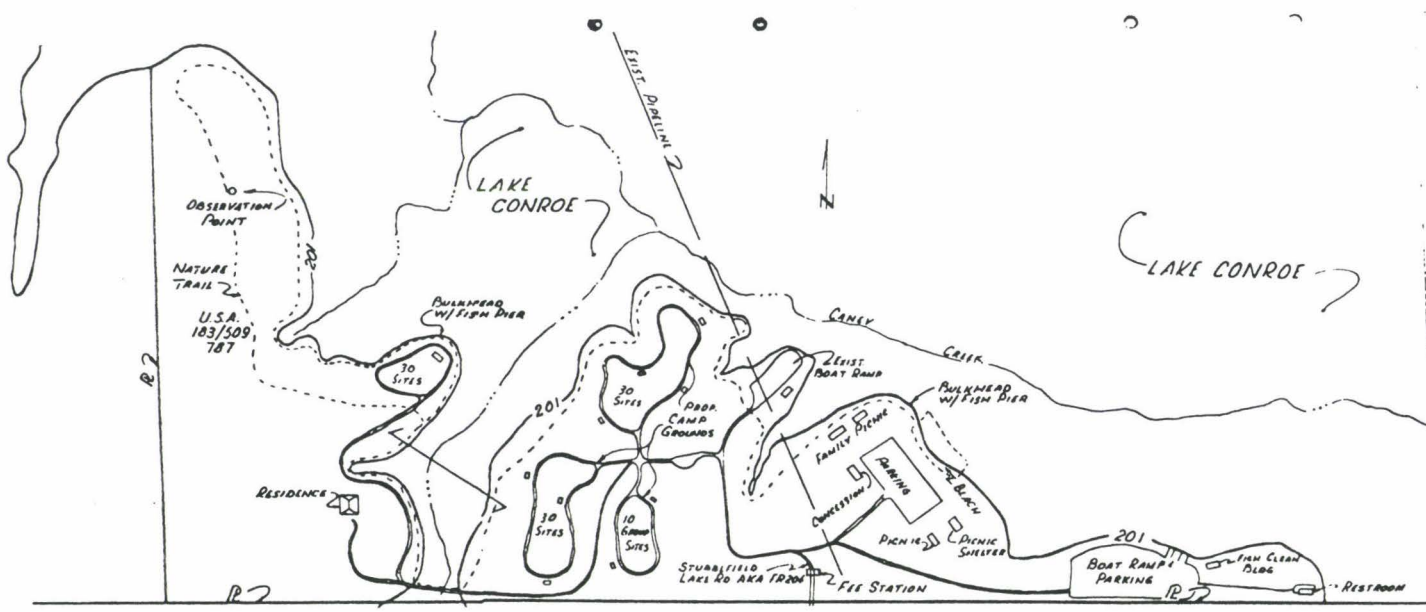
approx. 230 Ac

DW:148

March 30, 1993

SCOTTS RIDGE RECREATION AREA PROPOSED FACILITIES

ROADS - Construct approximatlely 2 mile double lane with rock base and paving.	$ 750,000
RESTROOMS - 11 Facilities with showers & changing areas	880,000
CAMPGROUNDS - Approximately 100 sites with electric, sewage and fresh water plus parking spurs, tent pads, tables, vehicle control devices and landscaping.	1,500,000
SHORELINE BULKHEAD - Bulkhead along shore to prevent soil erosion and protect facility investments	400,000
FISH CLEANING HOUSE - Cleaning house with appropriate sanitation equipment, fresh water & electric.	70,000
BOAT RAMP RENOVATION - Expand and renovate existing site	350,000
NEW BOAT RAMP & PARKING - Add four lane ramp and parking for day use.	400,000
PICNIC SHELTERS & FAMILY BEACH - Day use area for family activities to include Bath House and parking	500.000
INTERIOR TRAILS - Hiking trails for nature interpretation	200,000
INTERPRETIVE CENTER - Outdoor audio visual facility	100,000
UTILITY SERVICE HOOKUPS - To include electric, telephone & security systems.	50,000
SEWAGE TREATMENT PLANT W/TERTIARY TREATMENT - System to accomodate all park facilities which will include system lines and pumping facilities plus solid waste plant.	1,000,000
ENTRANCE STATION AND SIGNS - Information and fee control station with appropriate signing for the entire site.	100,000
SECURITY RESIDENCE - Residence to house security and/or operations personnel. Two structures.	225,000
TOTAL ESTIMATE COST	$6,525,000



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Appendix V

Supplemental Maps

Supplemental Map

SJRA

San Jacinto River Authority

LAKE CONROE

P.O. Box 329 • Conroe, Texas 77305

Conroe (409) 588-1111

Houston (713) 222-8516

PUBLIC BOAT FACILITIES

The following launching facilities on Lake Conroe are open to the public, most of which charge a small user fee:

- ANCHORAGE MARINA, 8 miles NW of Conroe, end of FM 830.
- APRIL PLAZA MARINA, 10 miles W of Conroe on Hwy. 105.
- AQUA LANDING, 8.5 miles west of Conroe, off Hwy. 105.
- BRIDGECOVE MARINA, 8 miles west of Willis, FM 1097.
- DEL LAGO MARINA, 5 miles NW of Montgomery on Walden Road.
- E-Z BOAT STORAGE/VALET LAUNCH, 7 miles W of Willis on FM 1097.
- FM 830 BOAT RAMP, 8 miles NW of Conroe, end of FM 830.
- INLAND DISCOUNT MARINA, 8.5 miles west of Conroe, Hwy. 105.
- KAYGAL RECREATION AREA, Boat Ramp, 5 miles west of New Waverly, south of Hwy. 1375.
- LAKESIDE LANDING, 5 miles E of Montgomery on Hwy. 105.
- LAKEVIEW MARINA, 8 miles W of Conroe on Hwy. 105.
- LOCH NESS MARINA, 7 miles NW of Willis on Calvary Road.
- SCOTTS RIDGE BOAT RAMP, N of FM 1097 on Forest Service Road 204.
- STOW-A-WAY MARINA, 7 miles NW of Willis on Calvary Road.

CARTOGRAPHY BY A.I.D. Associates DALLAS, TEXAS

PREPARED AND PUBLISHED BY A.I.D. ASSOCIATES, INC.
4250 Spring Valley Road, Dallas, Texas 75244 (214) 386-6277

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THE RESERVOIR

Normal Pool Elev.	201 feet
Area	20,985 acres
Capacity	430,260 ac. ft.
Length, Maximum	19 miles
Width, Maximum	5 miles
Average Depth	20.5 feet
Yield (firm)	90 MGD

THE DAM

Length	11,350 feet
Maximum Height	82 feet
Width of Crown	20 feet

LEGEND

- U.S. & STATE HWYS.-PARKWAYS
- IMPROVED ROADS
- BOAT LAUNCHING RAMP
- MARKING BUOY

RESERVOIR DEPTH AT 201 FT.

- 0-11 FT.
- 11-21 FT.
- 21-66 FT.

Observe boating safety rules.

LAKE CONROE

Nestled in the rolling, heavily wooded watershed of the San Jacinto River, Lake Conroe is now described by many as the most beautiful man-made lake in Texas.

Such apt descriptions are points of modest pride to the Builder, San Jacinto River Authority (SJRA), because helping enhance the natural beauty of the watershed was as much a part of the master plan as was creating this vast reservoir to meet future industrial, agricultural and municipal water needs.

The lake is located on the West Fork of the San Jacinto River north of State Hwy. 105. The dimensions of the lake are impressive. More than one-third larger than Lake Houston, it is 19 miles long and five miles across at its widest point. One-third of its 150 mile winding shoreline lies within the primeval beauty of the Sam Houston National Forest.

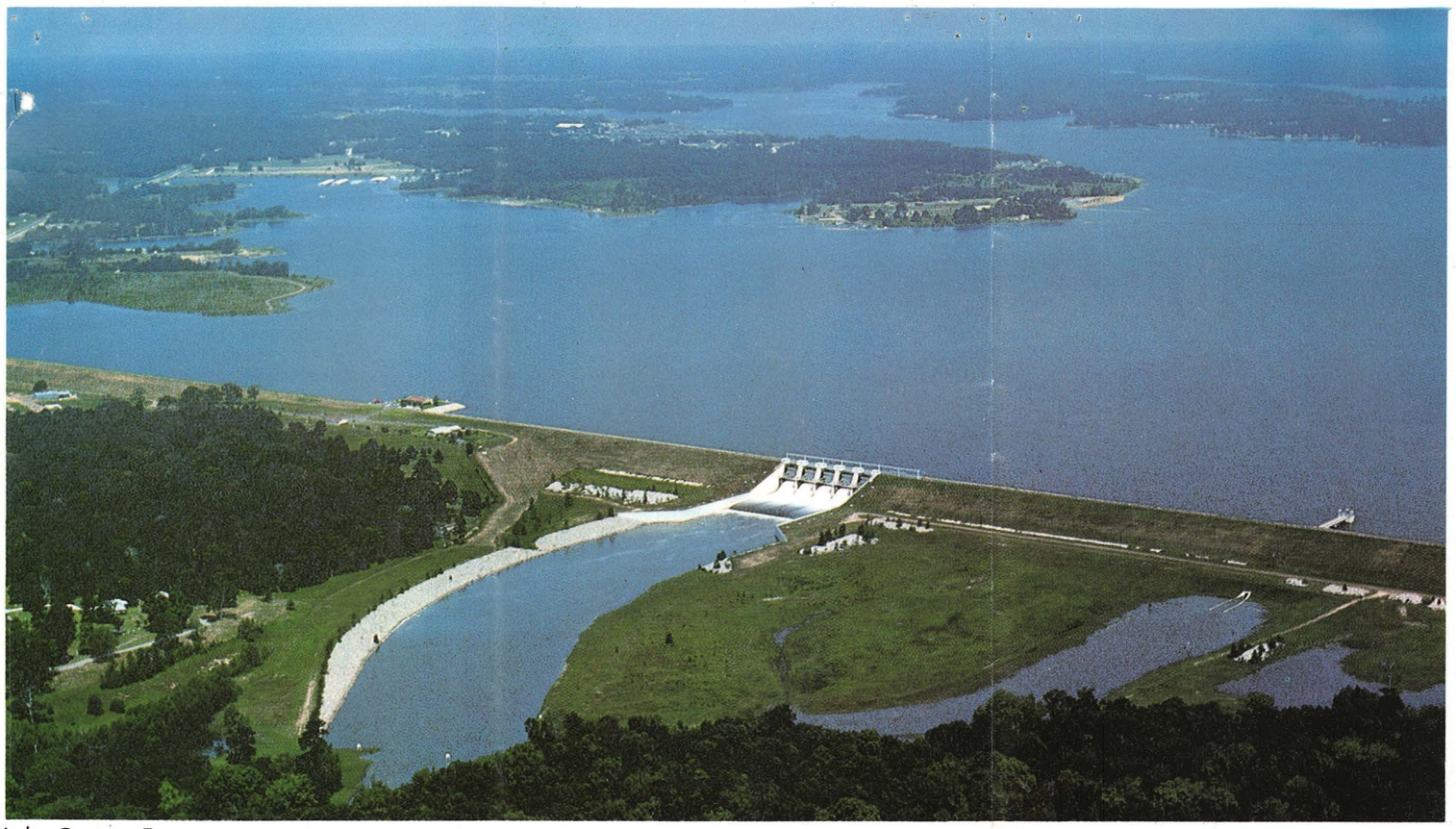
The unusual combination of recreation and graceful country living offered by the lake were immediately recognized by those who appreciate its close proximity to Houston. Only 32 miles from Houston Intercontinental Airport, the lakeside country is now home for thousands who commute to and from Houston, about an hour's drive away.

The projections for population growth show that Montgomery County will increase from 170,000 in 1990 to 240,000 by the year 2000.

THE RIVER

Folklore has it that this short river, only 155 miles long including both forks, was discovered on August 17, St. Hyacinth's Day —thus its name, San Jacinto.

While short, compared to some of Texas' other major streams, it drains a basin of 4,000 square miles. Through one of its major tributaries, Buffalo Bayou, runs the Houston Ship Channel which has made Houston —50 miles inland — one of the world's greatest ports.



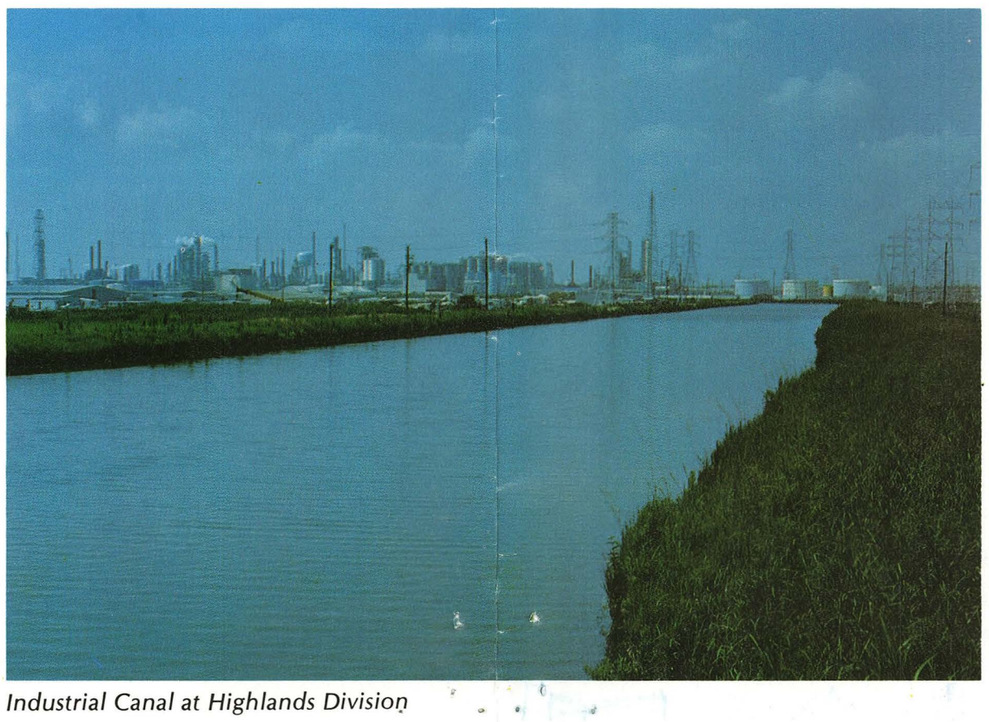
Lake Conroe Dam

SAN JACINTO RIVER AUTHORITY — HOW IT OPERATES

One of 10 major river authorities in Texas, the San Jacinto River Authority (SJRA) is an agency of the State of Texas created in 1937 by Special Acts of the Texas Legislature. The SJRA receives no appropriations and does not levy or collect any kind of taxes. Its income is primarily derived from the sale and distribution of water and treatment of wastewater. These revenues cover its cost of operation and maintenance and the retirement of its outstanding debt and revenue bonds sold to finance its projects. Each new project of the SJRA must be financially self-sustaining.

The purpose of the SJRA is to develop, conserve and protect the water resources of the San Jacinto River watershed which has involved the SJRA in a broad spectrum of activities, including municipal and industrial water supply, water quality management, wastewater treatment, flood control and water and soil conservation.

Its boundaries include all of Montgomery, and portions of Waller, Grimes, San Jacinto, Walker and Liberty Counties, although the SJRA has the right to operate within or outside its boundaries.



Industrial Canal at Highlands Division

The battle of San Jacinto which won Texas independence from Mexico was fought on the banks of this river on April 21, 1836. The site is marked by the San Jacinto State Park and Monument.

SAM HOUSTON NATIONAL FOREST

The untouched beauty of the Sam Houston National Forest wraps itself around 50 miles of Lake Conroe's 150 mile-long shoreline.

Access to the national forest and the lake can be had from any number of good, all-weather roads. Primary access, offering outstanding views of the lake, can be made over FM 1097 and FM 1375, both of which bridge the upper reaches of the lake.

FISHING

Already established as an angler's paradise, Lake Conroe has been stocked with millions of fry and fingerlings to provide an ample supply of game and table fish.

Among the species to be found in the lake are:

- Texas & Florida Bass
- Hybrid Bass
- Catfish
- Hybrid Perch
- Crappie

To help build Lake Conroe into a top fishing lake, the SJRA and Texas Parks and Wildlife Department stocked a 1,700 acre temporary lake built for Gulf States Utilities several years before construction of the permanent dam. Those fish moved into Lake Conroe when the temporary lake was inundated.

PROJECTS & PROGRAMS

The SJRA is currently involved in the following activities:

1. Implementation of a comprehensive water resource development plan for the SJRA service area.
2. Joint plan with the Texas Water Development Board, the Sabine River Authority and the City of Houston regarding transfer of water from the Sabine River to the SJRA service area.
3. Joint project with Texas Water Development board to determine present and future availability of ground water in Montgomery County Area.
4. Feasibility plan to develop Spring Creek Lake as a surface water supply.
5. Development of a sixteen acre park on the shoreline of Lake Conroe to provide the general public with recreational facilities.

THREE DIVISIONS

The SJRA is comprised of three divisions, (1) Lake Conroe Division, (2) Highlands Division and (3) Woodlands Division.

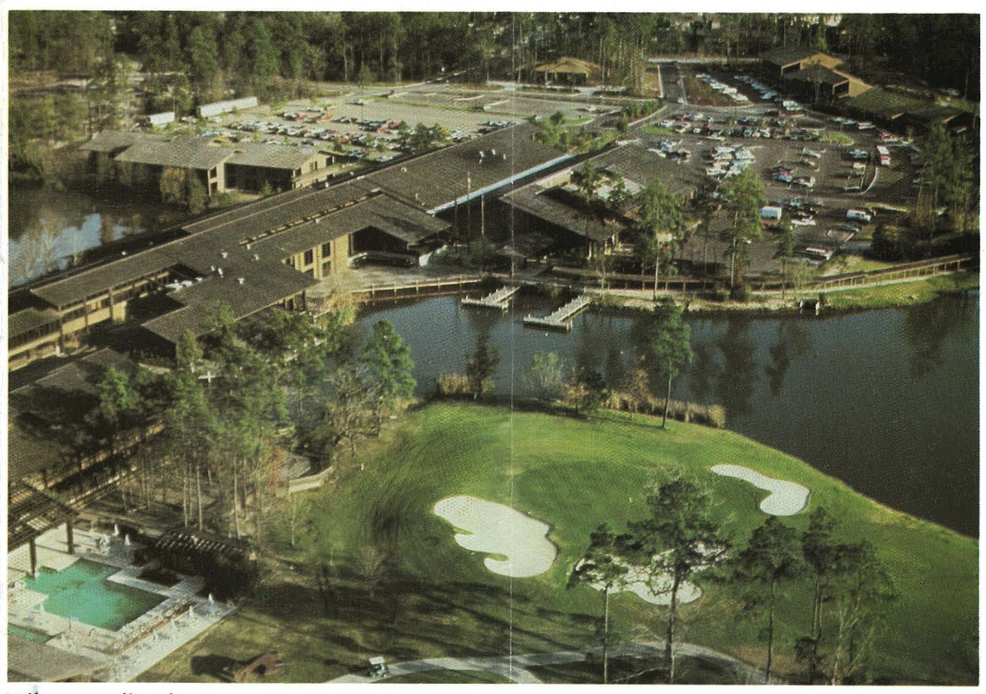
The Lake Conroe Division, which serves as the headquarters of the SJRA, is located seven miles west of the City of Conroe. Lake Conroe, a 21,000 acre reservoir, was completed in 1973 at a cost of $30,000,000. It is a joint project by the City of Houston, the Texas Water Development Board and the SJRA. The primary purpose of the lake is to provide a water supply and conservation reservoir, vital to the continued economic growth of the entire area. Financed primarily by revenue bonds, the cost of the project is being paid for from the sale of water from the lake to industrial and other users. Lake Conroe has a dependable yield in critical drought of 90 MGD.

The SJRA has an automated network of rainfall and stream flow monitoring stations. This system is computer operated from a base station located at the Lake Conroe office and presently consists of lake level, stream flow and rain gages on Lake Conroe, the West Fork of the San Jacinto River and Lake Creek. More units are periodically added to the system. Additionally, the SJRA utilizes twelve weather observers throughout the basin, and eight additional stream flow gages at strategic locations in cooperation with the USGS. The National Weather Service has direct computer access to all of these sources and their stream flow and flooding forecasts are issued accordingly. The information is also used in the Lake Conroe reservoir operations.

The Highlands Division is located in East Harris County where the SJRA owns and operates a pump station at Lake Houston from which it diverts raw water into an extensive system of canals for ultimate delivery to industries located in the heart of the oil and petrochemical complex of East Harris County. These industries are a vital source of energy development and production for the nation. For this purpose, the SJRA holds a 50 MGD permit at Lake Houston from the Texas Water Commission and has also contracted with the City of Houston to insure the availability of the water in the lake.

The Woodlands Division is located in Southern Montgomery County and provides water and wastewater services from centralized facilities to The Woodlands, a master planned community. The Woodlands entered into contractual arrangements with the SJRA in 1975 and since that time has grown to 37,000 people in 1993. Population is expected to increase to 60,000 by the year 2000, and the full development of the 25,000 acre service area is expected to ultimately reach 150,000 people.

To service this rapidly growing community, the SJRA owns and operates regional water and wastewater facilities which in 1993 were comprised of ten water wells, two water pumping stations, ground and elevated storage tanks, twenty three sewage lift stations and two wastewater treatment plants. These facilities serve ten separate municipal utility districts which are under contract with the SJRA. Construction costs are paid from bond funds produced by the districts that in turn obtain the right to utilize specified capacities in the facilities. From such capacities, the districts provide retail water distribution and wastewater collection services to residents and businesses. The revenues generated by such local services cover the operation and maintenance expenses of the system.



The Woodlands

SAN JACINTO RIVER AUTHORITY

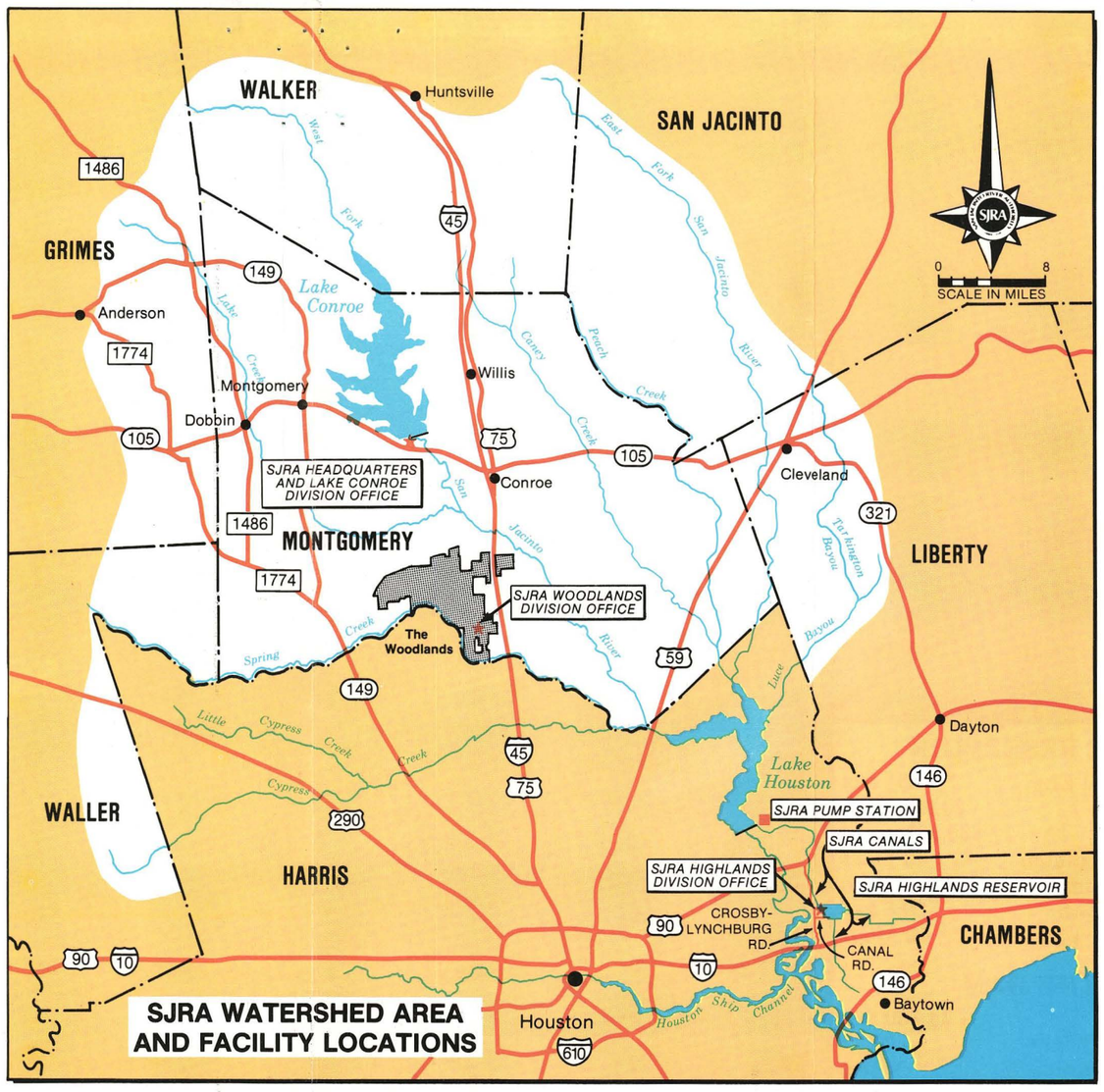
DIRECTORS, OFFICERS AND MANAGEMENT PERSONNEL

Six Directors, representing a broad geographic area within the jurisdiction of the SJRA, govern its business activities. The Directors, appointed by the Texas Water Development Board, receive no salary but receive a fee for each day of service necessary to discharge their duties. Directors are appointed for six year terms and elect their own officers.

Serving on the Board are:

Henry T. Brooks, *President*
James T. Edmonds, *Vice-President*
Walter D. Wilkerson, Jr., M.D., *Secretary*
R. Gary Montgomery, *Treasurer*
David L. Mendez, *Member*
John H. Choate, *Member*

The professional staff is under the direction of James R. Adams, P.E., *General Manager,* assisted by William J. Moore and H.E. (Ike) Barrett.



SJRA WATERSHED AREA AND FACILITY LOCATIONS